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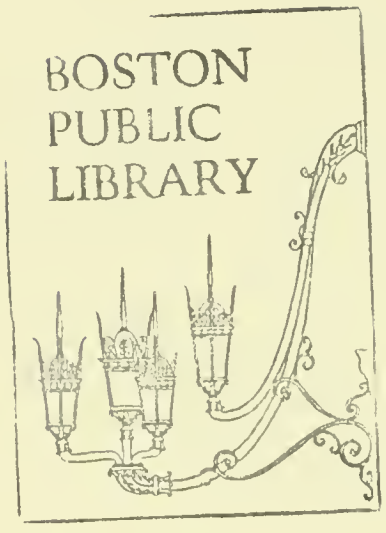
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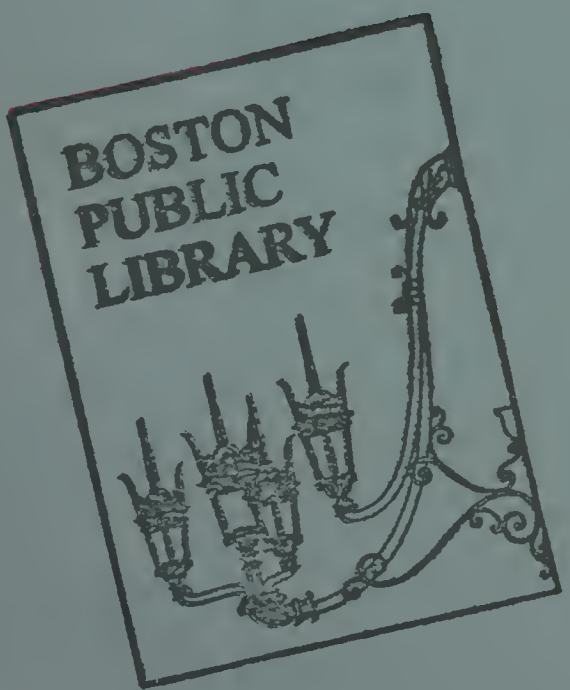
COMPREHENSIVE PLANNING ASSISTANCE PROGRAM

CPA MA 01 06 1025 (A)

for the

CITY OF BOSTON

100.0 - 500.0



Prepared by the Boston Redevelopment Authority at the request of Mayor Kevin H. White

Grant Period April 1, 1972 - March 31, 1973

C.P.A.
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COMPREHENSIVE PLANNING ASSISTANCE PROGRAM

CPA MA 01 06 1025 (A)

for the

CITY OF BOSTON

100.0 - 500.0

Prepared by the Boston Redevelopment Authority at the request of Mayor Kevin H. White

Grant Period April 1, 1972 - March 31, 1973

This document is a compilation of all the current information pertaining to the Comprehensive Planning Assistance Program. The original application has been updated as per the revisions stated in the letter to Mr. M. Daniel Richardson from Mr. Kenney answering contract conditions and requirements.

September 1972

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Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

February 1, 1972

Daniel Richardson, Jr.
ea Director
:partment of Housing and Urban Development
; New Chardon Street
)ston, MA

ear Mr. Richardson:

ubmitted herewith are an original and five copies of an application for Comprehensive Planning Assistance Program grant. This application is eing filed, at the request of Mayor Kevin H. White, by the Boston edevelopment Authority in its capacity as the Boston Planning Board. uthorization to file the application was approved by the members of he Boston Redevelopment Authority Board on January 27, 1972.

he enclosed application was prepared in consultation with your staff nd in accordance with the guidelines and requirements of the Department of Housing and Urban Development's Comprehensive Planning Assistance Program.

As part of the Overall Program Design contained in this application, the Annual Work Program requests a grant in the amount of $200,000 for the twelve-month period beginning with the date of approval of this application. The major emphasis of this first-year work program will be placed upon the formulation of a Boston Community Housing Development Program. Other activities will be undertaken in support of the development of this program.

As has been indicated to you, the City of Boston and the Boston Redevelopment Authority regard this program as critical in achieving our mutual objectives. I, therefore, urge your favorable review of this application and look forward to its approval and funding.

Sincerely,

Robert T. Kenney
Director

cc: Kevin H. White, Mayor

M. Daniel Richardson, Jr.
Department of Housing and Urban Development
Area Office
Bulfinch Building
15 New Chardon Street
Boston, MA 02114

Dear Mr. Richardson:

On Friday, December 17, staff from your office met with representatives of the City and the Boston Redevelopment Authority for the purpose of discussing a proposal for a Comprehensive Planning Assistance Program grant.

Subsequent to this meeting, I reviewed the proposal with Robert Weinberg and Robert Kenney, particularly in relation to urgent needs of my administration and the program planning needs of various city departments. It is my opinion that this proposal reflects these needs and is appropriately directed toward the objective of formulating a Community Development Program for the City of Boston.

I have requested Mr. Kenney to direct the staff of the Boston Redevelopment Authority, in its capacity as the City's Planning Board, to prepare a formal application for funding under the Comprehensive Planning Assistance Program to seek the necessary state and local approvals and to file this application on behalf of my office. I anticipate that this will be completed during January, 1972.

For your information, I am enclosing a copy of the preliminary proposal which has been discussed with your staff. Based upon these discussions, minor program revisions are being made and the final work program and budget will be forwarded to you as part of the formal application.

I look forward to your favorable review of this proposal and request that the program's first year grant request of $200,000 be reserved pending receipt and approval of the final application.

Sincerely,

Kevin H. White
Mayor

cc: R. Kenney
R. Weinberg

12/7/71

Mr. Robert T. Kenney, Director
Boston Redevelopment Authority
City Hall - Ninth Floor
One City Hall Square
Boston, MA 02201

Dear Mr. Kenney:

In the interest of continuing and completing activities under Boston's Community Renewal Program, I urge you to seek approval from HUD for the expanded CRP work program and revised budget which has been discussed with representatives of the HUD Area Office.

In addition, I am requesting that you prepare, on behalf of my office, a formal application to HUD for additional planning funds under the '701' Comprehensive Planning Assistance Program. I understand that it will be necessary to seek these additional funds to complete the initial objectives of the CRP and to gain maximum support for the program planning functions of my office.

As you know, I encourage the continued efforts to expand the working relations which have developed between the Authority's staff and the Mayor's Office. Continuing the staff activities in developing the tools necessary for the formulation of a Boston Community Development Program are essential to the objectives of this Administration.

Sincerely,

Kevin H. White
Mayor

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

MAY 11 1972

M. Daniel Richardson, Jr.
Area Director
Department of Housing and Urban Development
15 New Chardon Street
Boston, Massachusetts

Dear Mr. Richardson:

In response to suggestions from your office and the Regional Office, the Boston Redevelopment Authority is submitting herewith an amendatory application for Comprehensive Planning Assistance funds on behalf of Mayor Kevin H. White.

Based upon interest expressed by your office, the amendatory application requests assistance in funding planning activities related to the Bicentennial Celebration scheduled by the Mayor's Office for the Prologue year of 1975. As you know, the City of Boston has been invited by the National Bicentennial Commission to develop a program and to participate in events relating to the Nation's Bicentennial Celebration.

The additional federal funds requested in this amendatory application total $150,000. The total amendatory budget is $225,320. The proposed work program, budget, staffing, and supporting documentation are included in the enclosed Application.

Due to the urgency of providing the Mayor's Office with support necessary to pursue program planning and budgeting efforts related to the Bicentennial, I urge your favorable review of this application.

Sincerely,

Robert T. Kenney
Director

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
Department of Housing and Urban Development

OVERALL PROGRAM DESIGN

INTRODUCTION AND SUMMARY

The overall program proposed for funding under the Comprehensive Planning Assistance Program is directed toward the preparation of Community Development Program for the City of Boston. Basic changes in the city's population, economic characteristics, neighborhood environment, and the effects of the city's renewal program have made it essential that the development goals of the City established in the early 1960's be reexamined. In this respect, new planning and development guidelines and objectives must be established as part of an expanded planning process within the City.

The City's present CRP will be a beginning in establishing new objectives and directions for development at the city-wide level. The major emphasis of the overall program in the Comprehensive Planning Assistance Program will be to translate these development policies into specific action programs and development projects at the neighborhood level.

Within the scope of formulating a city-wide Community Development Program, this application proposes three major activities to be completed during the first year: 1) development of a continuing planning process, 2) undertaking of a series of studies concerning specific housing issues, and 3) the preparation of a Community Housing Development Program.

At the request of the Mayor of Boston, the activities proposed under this application will be carried out by the Boston Redevelopment Authority, acting in its capacity as Boston's Planning Board. The total budget proposed for the first year's activities is $300,470, of which, $200,000 is requested as the Annual Grant.

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
Department of Housing and Urban Development

OVERALL PROGRAM DESIGN

GOALS

Within the framework of formulating a Community Development Program for the city, the activities proposed to be carried out in this planning assistance program will be focused upon achievement of several basic goals:

1. At the broadest level, the goal of this program is to establish new directions for development and community improvement which relate to the economic, social, and physical needs of the City and its many neighborhoods. Based upon experiences of the last decade, Boston's General Plan clearly is in need of major updating. The preparation of a Boston Community Development Program is in direct response to the need.

2. A second major goal of this program is to support and strengthen the program-planning function of the Mayor's office. The emphasis in this application upon developing a continuing planning process responsive to needs of Boston's neighborhoods will provide significant assistance to the Mayor's office in recommending policy guidelines for program-planning decisions.

3. A third goal of this program is to develop major program recommendations concerning the overall improvement of the quality of the environment of Boston's neighborhoods. As opposed to single-purpose development efforts, the Community Development Program will focus upon formulating recommendations which will coordinate scattered efforts and programs in order to achieve overall improvement in neighborhood environment quality.

4. A further major goal of this program will be to focus upon the achievement of adequate housing for all segments of the Boston community. Major emphasis is placed upon this goal in the first year's work program.

GOALS, cont.

5. In support of neighborhood improvement and housing upgrading, a final goal of the program will be directed toward improving community facilities and public services throughout the City.

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
Department of Housing and Urban Development

OVERALL PROGRAM DESIGN

Overall Program Design

In response to Contract Condition #6, it should be pointed out that the overall program design for all major planning and management activities which are undertaken by the Boston Redevelopment Authority includes many diverse types and levels of planning. The obvious reason for this is that the Boston Redevelopment Authority is both the City's planning board and the City's Redevelopment Authority. In this respect, a range of planning activities are undertaken which are considerably broader than the normal range of activities which would be undertaken in an agency which only represents a municipality's planning board.

For this reason we have not attempted to fit the diverse activities of this agency into HUD's formal Overall Program Design format. Instead we have prepared a statement showing the various levels and types of planning. In the following descriptions an attempt is made to identify these various levels of planning and to explain their relationship to each other and, in particular, to the 701 funded effort.

1. New General Plan for the City of Boston

The major focus of BRA planning efforts at all levels is the development of a new Master Plan for the future of the City. The Mayor and the Director of the BRA have decided that it is time for the city to make this major planning effort because:

(a) The plan objectives as well as the achievements of the 1965/1975 General Plan, now nearly 10 years old, need to be re-evaluated.

(b) Recent changes in the City's population and economic characteristics and changing needs for physical, social and economic improvement indicate that a new planning effort is needed at this time.

(c) The changing nature of federal funding sources (i.e., urban renewal funds diminishing, and Community Development Program legislation and funding emerging) implies that a new planning effort is needed.

(d) The transition of federally financed urban development to privately financed development requires a new planning effort in order to maximize private sector participation at the scale needed, and to identify municipal improvements needed to support this private sector participation.

(e) Expanded levels of capital improvements spending by the City requires a complementary planning effort.

In addition, Master Planning effort will serve as a coordinating element for the diverse planning functions not only of the BRA but of the City government as a whole.

The various elements that will make up the plan appear in a provisional outline attached as Appendix A to this letter. Sections of the plan will be made available to the citizens of the City as they are produced to assure an opportunity for public involvement in the development of the plan.

2. Capital Improvements Program

As a complimentary effort to the development of a new master plan for the future growth of the City, the BRA in conjunciton with the Public Facilities Department has started work on a new Capital Improvements Plan. This plan, designed to be updated regularly, will provide an ongoing mechanism for planning and coordinating the City's capital expenditures.

The programming of capital expenditure will be designed to encourage the physical and social development of the City in accordance with the policies of the new Master Plan.

3. On-Going Planning Process

To provide the information and material both for the development of the new Master Plan and for the daily decisions of the on-going planning process, the Boston Redevelopment Authority's major planning effort over the next several years will consist of several major interrelated elements as follows:

(a) Comprehensive planning. Longer range policy level research and planning effort dealing with:

- Fiscal and economic projections and plans.
- Projection of population and income levels.
- Community Housing Development Program - projections, policy and implementable plans.

(b) City-wide planning. Planning of elements that substantially effect more than one area of the City, such as:

- Industrial location
- Transportation
- Recreation and open space
- Historic preservation and conservation.

(c) District Planning a mechanism for:

- Involvement of community members in the on-going planning of the area.
- Translating City policy into local community action programs.

- Feedback of community concerns into the city-wide policy and decision making process.

- Preparation of statistical, community, historical and design information for the use of the community and for the comprehensive and area-wide planning efforts.

(d) Project Planning. The detailed organization and planning of projects to be implemented as a result of the other planning efforts. Often project planning takes the form of providing technical assistance to community groups in developing and implementing a project to improve their particular neighborhood.

4. Coordination of 701 Planning Effort with the CRP

Comprehensive planning is primarily based on the CRP and the 701 Housing Study. The objectives of the CRP program is the analysis and projection of the recent evolution, prospects and potential of the Boston population and economy, as a guide to land use policy, development strategy and program formulation.

The CRP study effort is being carefully coordinated with the 701 housing study to provide compatible information, and avoid duplication of effort.

Coordination of these two HUD funded programs is most critical in the area of housing because both study efforts deal with this problem.

The CRP will direct its analysis of the housing situation toward two primary areas:

(1) The history, present status, and projected future of Boston's housing stock, and

(2) The impact of the Urban Renewal Programs of the 1950's and 1960's on housing supply, conditions, and values.

The 701 Funded Community Housing Development Program will use the CRP information on housing stock, population, and economic development as a starting point for the development of a comprehensive housing program for the city and its districts.

5. Coordination of 701 Planning Effort with On-Going Planning Programs

The city-wide and district planning programs are on-going efforts. For that reason many of their concerns and studies can be found in the recently

prepared 1972 Workable Program (Appendix B) which has been presented to City Council and will be soon submitted to HUD.

Of these two programs, the district planning program will have the greatest input into the 701 housing study (work elements in the 100 series of the Overall Program Design). Because of the individual nature and strong cohesiveness that is a tradition among Boston's neighborhoods, information on local conditions, desires, and attitudes is a crucial element in the development of an implementable housing program. This information will be provided by the District Planners working with representative members of their communities.

In return, the 701 funded housing study will provide the district planning effort with information on the size and condition of the housing stock, needs and resources for the district population, and eligibility for local, state and federal housing assistance programs.

The City-wide planning efforts are more directly related to tasks included in the amendatory work program (work elements coded 200 through 500). These include plans for City-wide improvements as part of the celebration of the nation's bicentennial anniversary, the restoration of park land and open space, and the preservation of historic buildings and areas.

6. Coordination of Planning with the Mayor's Office

The Boston Redevelopment Authority coordinates its planning activities with the Mayor's Office on a number of different levels. At the highest level, the Mayor's Cabinet serves as a committee of department heads and city commissioners who review major policy questions in direct consultation with the Mayor of Boston. In relation to HUD-funded projects, the Mayor's committee which was established for the purpose of advising him on the annual arrangements with HUD serves as an advisory committee. At a staff level, staff of the Boston Redevelopment Authority work directly with policy staff in the Mayor's Office in specific functional areas. In our opinion, these existing channels of communication which operate at various levels for various purposes serves adequately in enabling the Authority to coordinate its planning activities with the Mayor's Office.

100.0 COMMUNITY HOUSING DEVELOPMENT PROGRAM (First year work program)

Objectives

The major emphasis on housing during the first year's activities is based on the present urgent need for improving the housing situation in the City. The impact of fundamental changes in the characteristics of Boston's population and economy, and the progress of the City's development program to date have necessitated this urgent need for re-examining the City's housing objectives, policies, and priorities. The proposed Community Housing Development Program will translate city-wide housing policies (as formulated under Boston's CRP) into specific city-wide housing action programs and development strategies at the neighborhood level.

More specifically, the objectives of this Program are:

1. to develop and maintain a continuing planning process involving citizan participation which is responsive to the needs of neighborhoods within the City.

2. to improve the City's capability in establishing objectives, policies, priorities, and allocate resources effectively to improve the City's housing situation, and,

3. to formulate development strategies and recommend specific action programs to provide adequate housing and improve environmental quality in neighborhoods within the City.

100.0.1. Core Staff

The Core Staff will be responsible for coordinating work elements of the 701 funded housing study with other BRA and city activities and providing general and administrative services to the program efforts.

The director will evaluate the work in progress and provide the project staff with direction and feedback to assure the goals of the program are met in the most efficient and useful manner.

In addition, the core staff will be responsible for:

1. General management of the HUD grant including meeting all the requirements enumerated in CPM Handbooks 1 and 2, and the terms and conditions in the grant documents included with your letter of March 16, 1972.

2. Specifically, this staff will be responsible for:

   a) the preparation of material for a progress report to be submitted to HUD on or about September 19, 1972;
   b) the Annual Program Completion Report; and
   c) the application for further funding under the 701 Program starting April 1, 1973

3. The director and staff will serve as liaison to the Mayor, the Mayor's Cabinet, and the Mayor's technical staff. In this capacity a direct channel will be provided for the information and programs ideas developed in the 701 funded projects into decision making process of the Mayor's Office. Feedback from the Mayor's Office will also be channeled through Core Staff to assure information is being developed and presented in the most useful form.

Major Work Elements: First Year Work Program

The work program is divided into three major components: 1) Continuing Planning Process, 2) Major Housing Issues, and 3) Community Housing Development Program Recommendations.

100.1 Continuing Planning Process

Objectives: To insure that the housing action programs will be designed to fulfill the needs of Boston's citizenry, the first year planning activities will support and strengthen the City's ability to assess and respond to community needs by improving communication between citizens and local officials. The basic objective to be achieved is to develop and maintain a continuing planning process which, during the first year's activities, will focus upon housing needs within the City's neighborhoods.

Work Elements: The specific activities that will be carried out to achieve these objectives will include:

1. Improve communications between neighborhoods and the City.

2. Provide information programs on a continuing basis.

3. Provide technical assistance to neighborhoods in formulating community objectives and priorities.

These activities will be carried out within the framework of the Authority's District Planning Program. The function of the District Planning Program is to develop a comprehensive planning program within each planning district of the City.

A major component of the District Planning Program is to involve community residents in the formulation of plans affecting their respective neighborhoods. The District Planning Staff, in cooperation with each Little City Hall, works closely with Local Advisory Councils and other active civic groups in articulating plans and programs for each District in the City.

End Products: The results of activities under this work element will develop and maintain increased communication between Boston's communities and local officials. Such communication is essential in formulating recommendations concerning housing development programs within the City's neighborhoods.

100.2 Major Housing Issues

Objectives:

In formulating housing programs during the first year work program, special technical studies on specific housing issues will be carried out. The basic objective of undertaking these studies is to provide necessary information on critical housing issues which relate to the formulation of a housing development program.

Work Elements:

The following special studies are to be carried out:

100.2. 1. Subsidized Housing Projects in the City. A number of subsidized housing projects, both in the Boston area and across the nation are experiencing difficulties in the areas of finance management, maintenance, social problems, etc. This effort will seek to discover which housing projects are currently or potentially in trouble, and to determine the reasons. The results of this effort will aid the Mayor's Office and the B.R.A. in determining future city policies regarding existing and proposed subsidized housing projects. This will be carried out and funded jointly by the B.R.A. under the 701 Program and the Boston Urban Observatory.

100.2.2. Impact of Existing City Policies and Activities on the Existing Housing Stock. Boston has a variety of mechanisms and policies that deal with the existing housing in the city. These include, among others, rent control, housing inspection, a newly formed housing court, and procedures concerning tax foreclosure and real property disposition. An analysis will be made of the effectiveness of these tools and policies. The situation in Boston will be compared with experiences in other cities. This information will be useful in developing policies and strategies to deal with the problems of the existing housing stock and to assure its most efficient utilization.

100.2.3 Housing Development Corporations. A number of Housing Development Corporations have been established throughout the country, both to participate in the development of new housing and to stimulate the maintenance and rehabilitation of existing units. The functions, financing, powers, philosophy, effectiveness, and problems of such corporations will be evaluated by BRA staff. Recommendations will be developed on the potential for the use of this tool in the Boston environment for the promotion of housing development and rehabilitation. If the results of this study prove favorable, recommended legislation at the city and/or state level may be drafted in conjunction with the Mayor's Office.

100.2.4. Computer Model for Testing the Economic Feasibility of Housing Projects. A large number of variables are involved in determining the economic feasibility of a particular housing project (e.g., land costs, construction costs, mortgage amount, financing rates, real estate taxes, etc.). These same variables are essential in determining reasonable rents and what can be done by the city to reduce rents to make a project suitable for a particular income group. In order to perform this type of analysis with speed and precision a computer model will be developed. This model will be used to test feasibility of particular projects and to evaluate the impact of housing policy alternatives for the city. The model will be programmed so it can be used by staff not trained in the use of computers.

100.2.5. Impact of Expanding Institutions. As a major center for institutions, Boston is faced with a continually increasing housing demand generated by these institutions which aggravates the city's housing problem. Guidelines are needed to direct the city's policies toward alleviating the conflict between the housing needs generated by institutions and the housing needs of Boston's citizens.

End products. The results of these special studies will provide information and program recommendations on critical housing issues within the city. The results will be used as inputs formulating the overall community housing development program.

100.3 Community Housing Development Program Recommendations

Objectives: The specific objectives which will be achieved in the preparation of a Community Housing Development Program are: a) to identify housing needs, objectives, and priorities within the City at the community level, b) to analyze and evaluate the quality of neighborhood environments, and c) to develop program recommendations for community housing improvement.

Work Elements: Work activities will be organized under three major areas as follows:

100.3.1. Housing Needs. To determine the nature and size of existing and expected housing problems of different population groups in each community within the City, the following activities will be carried out:

a. Analyze current and projected characteristics of population groups,

b. Determine housing needs and objectives of different population groups in each neighborhood,

c. Examine the characteristics, location, and environmental quality of existing housing supply in different neighborhoods,

d. Examine the level and quality of housing-related public services available in different neighborhoods,

e. Determine the size and nature of specific housing problems for different population groups in each neighborhood,

f. Establish priorities for problems which have urgent need for immediate consideration on the basis of identified objectives and values of interested community groups.

100.3.2. Neighborhood Environment

To be able to formulate community housing programs that are related to other social and physical concerns within the community, the first year activities will include analysis and evaluations of the environmental qualities of the districts and neighborhoods of the city. The specific objectives of these analyses and evaluations are: a) to identify the salient features that determine the character and quality of Boston's neighborhoods; b) to set forth policies and guidelines for the protection and enhancement of positive features, and the amelioration of negative characteristics of neighborhoods; and c) to identify the ways in which those stated policies and guidelines can be implemented.

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
Department of Housing and Urban Development

OVERALL PROGRAM DESIGN

The following studies will be carried out:

A. Elements of Boston's Urban Form - Principles for Urban Design. This study will identify the major determining elements of the city's physical form - including topographic features, transportation routes, open space areas, and building types. The various districts and neighborhoods of the city will be defined in terms of appearance and activity. Current plans and programs (such as capital improvement programs, major development projects, rehabilitation programs and public maintenance procedures) will also be examined for affect on city and neighborhood form.

Included in this study will be a definition of goals and objectives for urban design efforts in Boston. Fundamental urban design principles will be established which have city-wide applicability. These principles will be interpreted as general guidelines for major new development, preservation of natural areas and significant urban settings, and improving neighborhood environments.

B. The Pattern and Image of Neighborhoods. For each neighborhood, those features or physical elements which determine the structure, pattern and character of the neighborhood will be analyzed. Consideration will be given to focal points, landmarks and vistas, to patterns of activity and movement, major landscape areas, areas of district architectural character, and to the texture and grain of urban development.

C. The Quality of Neighborhood Environments. In this study, the strengths and weakness of neighborhoods will be evaluated. Attention will be given to public and private maintenance, the presence of open space and natural areas, the visual interest of street facades, clarity of the image of the neighborhood, points of conflict and intrusions of incompatible physical forms. Areas for preservation and areas requiring new design elements to strengthen or clarify neighborhood structure will be identified.

D. Urban Design Guidelines for Specific Neighborhoods. General policies and guidelines for the city will be applied to Boston's existing neighborhoods. Specific guidelines will be formulated for each type of neighborhood relating to the protection of unique assets of the neighborhoods appropriate open space and landscape character, the grain and texture of new development, and the treatment of streets and roadways. Guidelines for some neighborhoods -- particularly those having a strong physical identity -- may be more precise than for others.

E. Design and Evaluation of Tools for the Implementation of Urban Design Guidelines. Investigations will be made of the ways in which urban form and neighborhood character can be and are affected by such tools as zoning, project review, legislative control and regulations, design standards for public buildings and open space, and capital improvement programs. Recommendations will be made as to how those tools can be altered so as to be more effective in bringing about conformance with urban design guidelines for the city and her neighborhoods.

100.3.2. Action Programs. To formulate and detail housing programs for the City of Boston, the development of action programs will be carried out in two phases. The first will be the preparation of housing development strategies which will achieve the objectives established for each neighborhood. The second will be the identification of the appropriate implementation mechanisms which can be used to fulfill these different housing development strategies. More specifically, the activities to be carried out under each of these two phases are:

A. Development Strategies

a. identify potential resources and alternative sites suitable for housing development,

b. develop and analyze alternative development strategies for housing and/or other appropriate uses which will improve existing and future housing situation in different neighborhoods,

c. determine the different steps needed for preparing the sites for development and securing community and developer interest,

d. determine goals, priorities and criteria for implementing housing development programs.

B. Implementation Programs

a. analysis of City, State, and Federal programs which can be appropriate for implementing development strategies,

b. evaluation of different programs and determine the most appropriate program for implementing each development strategy,

c. determine and evaluate potential private and public sources of financing for carrying out different improvement programs.

End Products: The final outcome of the work activities above will be the formulation of a Community Housing Development Program for the City of Boston. This program will make recommendations for housing development and improvement at the community level. It will identify the various housing action programs that need to be implemented. This will detail: 1) the purpose of each program (related to new housing units, rehabilitation, code enforcement, finance, rent control, environmental quality, etc.); 2) the specific sites designated for each program in various neighborhoods; 3) the priorities of implementation of various programs as well as for each program; and 4) the federal, state or local programs as well as other private sources of finance which are most appropriate to finance each action program.

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
Department of Housing and Urban Development

OVERALL PROGRAM DESIGN

By maintaining a continuing planning process (under work element 100.1) which will increase citizen involvement in the planning process; and by providing the technical information related to major housing issues (under work element 100.2) which are needed to improve the planning and decision-making capability of the city; this Community Housing Development Program (which will result from work element 100.3) will result in specific action programs at the community level which can be carried out to achieve the identified goals and objectives for housing improvement.

100.4 SECOND AND THIRD YEAR'S ACTIVITIES - COMMUNITY HOUSING DEVELOPMENT PROGRAM

A. Objectives

As noted previously, the overall objectives of the Comprehensive Planning Assistance Program is to formulate a city-wide Boston Community Development Program. In addition to the housing component of this program which is proposed for funding during the first year activities, other major areas of concern have been identified as major work elements.

B. Major Work Elements

100.4 1. Economic Development

Problems involving economic development in Boston have several critical aspects.

a. Job opportunities for persons having limited skills are becoming increasingly scarce in the City.

The 701 Program will identify those types of businesses and industries which offer employment opportunities to persons having limited skills, and at the same time, offer training programs for individuals desiring to up-grade their employment situations.

The 701 Program will develop programs to attract such firms to locate in the City in either presently underutilized space or in new site locations.

b. Despite vast new construction within the central core of the City, substantial numbers of businesses and industries have continued to seek new locations in the suburbs thereby eroding the City's tax base.

The 701 Program will identify mechanisms and new development sites whereby needed existing commercial and industrial uses will be encouraged to remain in the City and whereby new commercial and industrial activities can be encouraged to come into the City.

100.4 2. Land Use & Zoning

Problems relating to land use are prevalent throughout the City and have far reaching implications not only for the quality of life in each area but also with regard to development opportunities for housing, business and industrial activities.

a. Despite the fact that Boston has perhaps 25 miles of shoreline along Boston Harbor, the Neponset River and the Charles River, few segments of the waterfront are readily accessible to people living in nearby neighborhoods.

The 701 Program will identify areas along the shoreline which can be developed for people oriented uses such as housing, recreational and commercial activities.

b. Throughout the City incompatible uses exist side by side which are detrimental to the environmental quality of Boston's neighborhoods. In many instances the juxtaposition of such uses is a direct result of the City's zoning regulations.

The 701 Program will review and evaluate Boston's zoning code and will recommend appropriate revisions so as to eliminate haphazard land use patterns and provide a framework for more rational land use development.

The 701 Program will identify appropriate areas of the City where blighting land use patterns exist and recommend mechanisms for eliminating them and for creating new opportunities for appropriate types of land use patterns.

100.4 3. Parks and Recreation

Although many parts of Boston are served by large amounts of park land, most areas in the City suffer from inadequate parks and recreation facilities.

The 701 Program will evaluate Boston's present park system and recommend mechanisms for enhancing existing parks and playgrounds and to find sites for new parks in neighborhoods presently under-served.

The 701 Program will identify those areas which are significant for conservation purposes and recommend appropriate programs which could be implemented to protect such areas.

100.4 4. Education

Despite the City's fine record during the past several years in constructing new public schools in the city, the majority of existing schools continue to be old and obsolete.

The 701 Program will review the City's school construction program and recommend priorities for school construction during the next 5 to 10 years.

In doing so, the 701 Program will seek to identify potential sites for new school construction in priority neighborhoods.

100.4 5. Public Safety

Although substantial strides have been taken during the last decade in constructing new fire stations and police stations, most facilities of this kind throughout the City are old and obsolete.

The 701 Program will review the City's program for public safety facilities and update it by recommending new priorities for construction of such facilities during the next 5 to 10 years.

100.4 6. Transportation

Although studies are now being carried out at the city-wide and regional levels for improving major transportation systems, much remains to be done at the neighborhood level. Issues at the neighborhood level include such problems as the need for street reconstruction, street lighting, signalization, and channelization of traffic, more convenient bus routes and schedules, additional rapid transit stops, and parking.

The 701 Program will review the overall transportation needs of each district of the City and recommend priorities for implementing programs designed to improve the system.

100.4 7. Public Health

Although substantial advances are currently being made in the health field in the City with the proposed construction of major medical facilities and services, the relationship between such developments and local neighborhood health needs remain largely unclear.

The 701 Program will review the City's systems for delivery in each district such services and programs as preventive medicine, neighborhood clinics, mental health care, rat control, air and water pollution, etc. In doing so, the 701 Program will investigate mechanisms whereby large medical institutions can relate their services and resources to the everyday health needs of local neighborhoods.

100.4 8. Community Appearance

An important but often neglected aspect of community development planning concerns the aesthetic and design elements of the community or more simply, its appearance; including the design of new buildings and public facilities, the "image" of the community (tree planting, sign control, etc.).

The 701 Program will seek to develop mechanisms and programs for improving and enhancing the appearance of each neighborhood in the City.

100.4 9. Public Service

Directly related to community appearance are the many public services provided by the City which can make the difference between the City being a clean, attractive and comfortable place in which to live and work or being an undesirable place in which to exist. Such services include refuse collection, street cleaning and maintenance, maintenance of public facilities and open spaces, annual cleanup campaigns, etc.

The 701 Program will seek to develop mechanisms for improving the quality of city services and will recommend improved methods and procedures for maintaining streets, controlling litter, and maintaining public facilities and parks.

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
OVERALL PROGRAM DESIGN WORK SCHEDULE

PROJECT NO. CPA MA 01 08 1025 (A)
APPLICANT: Boston Redevelopment Authority

REF. NO.	SUBCATEGORY OBJECTIVES	FIRST YEAR QUARTER				SECOND YEAR QUARTER				THIRD YEAR QUARTER			
		1st.	2nd.	3rd.	4th.	1st.	2nd.	3rd.	4th.	1st.	2nd.	3rd.	4th.
100.0	COMMUNITY HOUSING DEVELOPMENT												
100.1	Continuing Planning Process												
100.2	Major Housing Issues												
100.3	Community Housing Development Program Recommendations												
	- Housing Needs												
	- Neighborhood Environment												
	-Action Program												
100.4	Second & Third Year Activities												
	- Economic Development												
	- Land Use & Zoning												
	- Parks & Recreation												
	- Education												
	- Public Safety												
	- Transportation												
	- Public Health												
	- Community Appearance												
	- Public Services												

C. Estimated Cost and Manpower:

The following are the estimated costs and manpower needed to undertake the activities of the first year program. In addition to the staff members needed to achieve each objective of this program, a core staff group will be established to coordinate efforts between all activities, to provide general services needed for any objective, and to program efforts which will be carried out during subsequent years of the overall Program.

100.0--Core Staff:

	Annual Salary Level Per Member	% Annual Time Charged to CPAP	Annual Salary Charged to CPAP	Total Co (1st Year
- Staff				
1 Project Director	$16,000	100%	$16,000	
4 Planning Aides	7,000	100%	28,000	
2 Secretaries	7,000	100%	14,000	
				$58,000
- Other Public Agencies				
N.A.				N.A.
- Consultants				
1 Housing Consultant			14,000	
				14,000

100.1--Continuing Planning Process:

- Staff				
8 Planners	12,000	25%	24,000	
2 Urban Designers	12,000	25%	6,000	
				30,000

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
Department of Housing and Urban Development

OVERALL PROGRAM DESIGN

	Annual Salary Level Per Member	% Annual Time Charged to CPAP	Annual Salary Charged to CPAP	Total Co (1st Year
- Other Public Agencies				
N.A.				N.A.
- Consultants				
N.A.				N.A.
100.2--Major Housing Issues:				
- Staff				
1 Planning Officer	$14,000	50%	$ 7,000	
2 Senior Planners	12,000	50%	12,000	
				$ 19,000
- Other Public Agencies				
N.A.				N.A.
- Consultants				
2 Specialized Housing Experts			15,000	
				15,000
100.3--Community Housing Development Program:				
100.3/a. Housing Needs:				
- Staff				
1 Planning Officer	14,000	50%	7,000	
1 Senior Planner	12,000	50%	6,000	
2 Urban Designers	12,000	25%	6,000	
				19,000

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
Department of Housing and Urban Development

OVERALL PROGRAM DESIGN

	Annual Salary Level Per Member	% Annual Time Charged to CPAP	Annual Salary Charged to CPAP	Total Co (1st Year
- Other Public Agencies				
N.A.				N.A.
- Consultants				
N.A.				N.A.
100.3/b. Neighborhood Environment:				
- Staff				
1 Planning Officer	$14,000	75%	$10,500	
1 Urban Designer	13,500	100%	13,500	
1 Architect	14,000	100%	14,000	
				$ 38,000
- Other Public Agencies				
N.A.				N.A.
- Consultants				
1 Environmental Consultant			7,000	
				7,000
100.3/c. Action Program:				
- Staff				
2 Planning Officers	14,000	50%	14,000	
2 Senior Planners	12,000	50%	12,000	
2 Urban Designers	12,000	50%	12,000	
				38,000

- Other Public Agencies

N.A. N.A.

- Consultants

N.A. N.A.

OVERALL PROGRAM DESIGN

Statement of Budget Estimates:

This statement sets forth an explanation of the estimated costs of activities in the first year program of the "701" Comprehensive Planning Assistance Program.

		Estimated Costs
1.	Direct Staff Salaries (See section D above)	$202,000
2.	Employee Benefit Contributions--15% of direct staff salaries (12% for retirement and 3% for health insurance)	$ 30,300
3.	Services by Other Public Agencies	N.A.
4.	Consultant Services	$ 36,000
5.	Overhead Costs	
	- 12% of staff salaries including benefits (rental of space and office equipment, office supplies, printing, and misc.)	$ 27,876
	- Travel	$ 600
	- Reproduction and Publication (essential project reports and documents)	$ 2,000
6.	Sub Total	$298,776
7.	Project Inspection Fee	$ 1,694
	TOTAL	$300,470

D. Sources of Funds

Non-federal		$100,470
701-federal		$200,000
Other-federal		N.A.
	TOTAL	$300,470

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
Department of Housing and Urban Development

ANNUAL GRANT BUDGET

The following form details the budget requested for the first year's activities outlined in this application.

The total project cost is $300,470; of which $200,000 is requested as the first year grant, and $100,470 is the local matching share of the project cost.

The $100,470 local share will be provided in staff services by the Boston Redevelopment Authority funded from the Authority's Planning Account Budget. The Planning Account Budget is an annual appropriation to the Authority from the City of Boston for the purpose of funding the Authority's planning activities as the City's official Planning Board.

CPM 6041.1A

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
ANNUAL GRANT BUDGET

2. PROJECT NUMBER *(If Known)*

3. BUDGET NUMBER

4. DATES OF PREVIOUS BUDGET APPROVALS *(Complete only if this is a revised budget)*
Budget No. 1. _____, 19____ Latest Approved Budget (No. ____), _____, 19____

1. NAME, ADDRESS AND ZIP CODE OF APPLICANT *(Include County)*
Boston Redevelopment Authority
City Hall/Room 900
1 City Hall Square
Boston, Massachusetts 02201

5. FEDERAL SHARE BASIS
2/3 (X) 3/4 ( )
Combined ( )

6. PROJECT FUNDS

	REQUESTED	APPROVED
Allocation Of Federal Grant Funds	200,000.00	
Non-Federal Funds To Be Provided	100,470.00	
Estimated Cost Of Project	300,470.00	

7. NATURE OF REVISION
Project Period ( )
Project Cost ( ) N/A
Scope of Work ( )

8. PROJECT PERIOD

	REQUESTED	APPROVED
From	April 1, 1972	
To	April 1, 1973	

9. Line No.	COSTS ALLOCATION CATEGORY	Staff Salaries	Services By Other Public Agencies	Consultant Services	Overhead * Costs	Sub-Total	Project Inspection Fee	Total	Amount Approved
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
	100.0 HOUSING DEVELOPMENT PROGRAM								
1-	Core Staff	58,000.00	N/A	14,000.00					
2-	100.1 Continuing Planning Process	30,000.00	N/A	N/A					
3-	100.2 Major Housing Issues	19,000.00	N/A	15,000.00					
	100.3 Community Housing Development Program								
4-	- Housing Needs	19,000.00	N/A	N/A					
5-	- Neighborhood Environment	38,000.00	N/A	7,000.00					
6-	- Action Program	38,000.00	N/A	N/A					
		202,000.00	N/A	36,000.00	40,776.00	298,776.00	1,694	300,470.00	

10. APPROVAL OF THE ABOVE AMOUNT AND FOR THE PROJECT PERIOD SHOWN IS HEREBY REQUESTED

Signature Of Authorized Officer | DIRECTOR (Title) | February 1, 1972 (Date)

11. APPROVED BY

Signature | Title | Date

The applicant may exceed any of the line item totals by not more than ten percent, provided such additional costs do not result in any change in total project cost.

* *In addition to Employee Benefit Contributions and the usual Overhead costs, estimates in this column include $600.00 for travel expenses and $2,000.00 for*

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
AMENDATORY APPLICATION
Department of Housing and Urban Development

AMENDATORY PROGRAM DESIGN

200.0 Program Development, Management, and Budgeting(1)

Goal: Assist the Mayor's Office in the development, management, and budgeting of new and continuing programs.

Key Issues, Problems, Opportunities:

Many parts of the city government, as well as regional and state agencies and public and semi-public groups and organizations, are responding to the new Boston and the impetus of the coming national Bicentennial celebration.

Frequently, this response involves plans for major new developments and programs. The Boston Redevelopment Authority, in its capacity as the City's Planning Board, will assist the Mayor's Office in evaluating and coordinating these plans in order to increase their positive impact on the City.

200.1 Development and Analysis of Bicentennial Programs

A. Objectives

1. Advise the Mayor on the impact proposed Bicentennial programs will have on the City.
2. Recommend new programs and modifications of existing proposals to maximize their contribution to the achievement of the City's goals.
3. Develop a city-wide Bicentennial plan that will serve as a guide to the Mayor's Office in allocating the resources available to the City, as well as a means to coordinate various private semi-public and public contributions.

(1) Codes 200.0 and 300.0 contained in previously approved Overall Program Design are hereby superceded and shall be referred to in subsequent correspondence as "Second and Third Years' Programs."

B Work Elements

200.1.1. Tourism

a. Develop a tourism information system that will assist in evaluating proposals on the basis of the ability to:

(1) complement existing facilities

(2) maximize the attraction of tourists to Boston

(3) maximize the economic impact of tourism

(4) minimize the economic, social and environmental costs.

b. Prepare a tourism plan, as part of the overall Bicentennial plan, that will:

(1) indicate appropriate tourism facilities and their general location and inter-relationships

(2) provide a definite policy with regard to inappropriate tourism facilities and developments, particularly with regard to location, design, and ownership (private vs. public).

200.1.2. Historic, Educational and Culture Programs

a. Analyze the proposed Bicentennial programs of the various historic, cultural and educational institutions that serve the city and plan with these institutions for the coordination and inter-relation of these programs so as to:

(1) maximize the educational benefits for residents of the City

(2) maximize the benefit of these programs for the tourism program

(3) create a structure that will encourage beneficial programs to continue and become a part of the Boston educational system.

b. Develop a coordinated education plan built around the resources and facilities existing in the Boston area and those to be implemented during the Bicentennial.

200.1.3. Transportation

a. Analyze transportation demands that will be generated during the Bicentennial celebration.

b. Propose alternative, achievable transportation programs to meet the special needs of the Bicentennial and longer term City requirements.

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
AMENDATORY APPLICATION
Department of Housing and Urban Development

AMENDATORY PROGRAM DESIGN

Program Category

300.0 Community Facilities Planning and Programming

Goals: Preparation of long range physical and fiscal plans and the programming of capital and environmental improvements.

Key Issues, Problems, and Opportunities:

Much of Boston's history is involved with its parks and open space. Because of the age of these parks and historic cemeteries, many of these areas have deteriorated and some are almost forgotten.

Boston's major park system, designed over 100 years ago by Frederic Law Olmsted, is also in need of considerable planning efforts to program improvements and rehabilitation. The original plan was never fully implemented. Increases in traffic and changing recreational demands have reduced the usefulness and utilization of this park system, which in its prime was one of the City's greatest assets.

The coming Prologue and Bicentennial years make this an extremely opportune time to begin to examine Boston's parks and open space and to make plans to fully develop their historic, cultural and recreation potentials.

300.1 Olmstead Park System Master Plan

A. Objectives

To produce a plan and program for the Olmsted Park System which, when implemented, will:

1. Restore the physical integrity of the park system as planned by Olmsted;

2. Establish criteria for determining which types of recreational uses and facilities are appropriate.

B. Work Elements

1. Inventory and Analysis -

a) Analysis of the Present Physical Condition and visual structure of the Olmsted Park System;

b) Analysis of the Park System in Relation to Boston's Recreationa Needs.

c) Preliminary plan indicating areas to be restored, activity areas and recreational facilities, circulation, utilities, preliminary cost estimates, funding alternatives, and formulation of a 4-year Capital Improvement Program.

300.2 Historic Parks and Open Spaces

A. Program Objectives

1. Identify historic park areas and open spaces in Boston;

2. Develop a plan and program for their physical restoration.

B. Work Elements

1. Identify areas suitable for development as part of a historic park and open space program;

2. Catalogue historic, cultural, and recreation opportunities of these areas;

3. Develop a general plan for the interrelated development of these areas in a manner consistent with the objectives; and

4. Enlist interested neighborhood and community groups in the site selection, program development, and program implementation process.

400.0 Community Appearance and Environmental Improvements Planning

Goal: To develop plans and programs that improve the social, physical, and natural environment of the City.

To evaluate the impact on the environment of major proposals affecting the City, including proposals from all levels of government and private industry.

Key Issues, Problems, Opportunities:

The demand and opportunities in today's society are continually thrusting people into new environments where their only guides are the various signs and labels that clutter buildings and lamp posts. All too often, these aids prove useless.

Boston is a city that each year has as many visitors as residents, and whose colleges and universities enroll tens of thousands of new students each year. As a birthplace of the revolution, the prologue and bicentennial years of 1975 and 1976 will bring additional thousands of visitors.

A recent study prepared for the BRA under a HUD Urban Beautification grant was a first step in the development of a system of improvements designed to communicate to visitor and resident what the city has to offer, where it is available, and how to get there in the fastest and safest manner.

During the next year this vital work should move from study to policy formation, planning and programming. The developed plans can then become operational by 1975.

AMENDATORY PROGRAM DESIGN

Program Category

400.1 Communication of Information in the Urban Environment

A. Objective

To increase the awareness of, access to, and utilization of the public and semi-public facilities through signs, lights, and special information centers.

B. Work Elements

Develop a prototype communication plan containing the following elements:

1. An integrated system of directional signs for motorists that will reduce confusion and relieve congestion.
2. A system for indicating transit stops and routes their relation to Bicentennial sites and tours.
3. A systematic plan for attracting interest to individual sites and in pointing out their important historical and architectural features through signs and special lighting and sound effects.
4. Planning to determine appropriate locations for preception centers--pavilions which will introduce visitors to the important aspects of the surrounding neighborhood.

Planning for these items under 701 will include study of requirements and implementation problems, selection of alternative sites, coordination of design and implementation with other public and private agencies.

AMENDATORY PROGRAM DESIGN

500.0 Historic Preservation Planning

Goals: To achieve protection for Boston's historic and architecturally important buildings and districts.

To ensure that historic preservation considerations are incorporated in the planning process.

A. Key Issues, Problems, Opportunities

A federally assisted program for the location and designation of historically and architecturally significant buildings and areas has been underway for two years. Further work is needed to continue this important planning process.

500.1 Third Year Historic Preservation Planning Program

Objectives and Work Elements

1. Survey the historic, architectural, and environmental assets of Boston.
2. Evaluation and selection of the most important historic and architecturally significant properties or districts.
3. Preparation of an official historic preservation program for Boston.

AMENDATORY PROGRAM DESIGN

600.0 SECOND AND THIRD YEAR PROGRAMS

600.0.1 Sections ~~200~~ through 400 deal with the planning, evaluation, and development of programs related to the celebration of the American Bicentennial in the years 1975 and 1976. One of the main objectives of the planning activities proposed for funding is to direct the Bicentennial efforts towards programs and projects that will be of lasting benefit to the City.

The second year's programs for these sections will be directed toward continued planning and coordination of these efforts, with concentration on identifying and developing sources of funding necessary to implement the Bicentennial programs.

The third year's program will be concerned with evaluation of the various programs in light of the city's needs and goals and with planning the expansion of successful programs.

600.0.2 Section 500 continues an ongoing program of historic preservation. Succeeding years will have goals of further developing, refining, and carrying out a city-wide historic preservation plan. Emphasis will be placed upon implementing results of earlier studies and programs and in furthering the objectives of the historic preservation planning process.

AMENDATORY PROGRAM DESIGN

USE OF CONSULTANT SERVICES

The majority of funds in the proposed budget will be used to support and expand staff of the Authority who will be undertaking the work items outlined in this Application.

Consultants, however, will be utilized in situations where special expertise is required in pursuing the Work Program. It is our intention to use consultants only to supplement and expand the capabilities of the existing staff.

The Boston Redevelopment Authority will, as a matter of course, submit copies of all proposed consultant contracts to HUD before execution.

Third party consultants will be utilized in the following situations:

1. Where a high level of specialized experience is necessary for a relatively short length of time.
2. Where a consultant, through work it has done for the BRA or other contractor, has explored a particular problem and, as such, has done the groundwork that will enable the consultant to produce results significantly faster and more efficiently than a staff effort.

AMENDATORY PROGRAM DESIGN

ESTIMATED COSTS AND MANPOWER:

The following are the estimated costs and manpower needed to undertake the activities proposed in this amendatory application.(1)

200.0 Program Development, Management, and Budgeting.

200.1 Development and Analysis of Bicentennial Programs

	Annual Salary Level Per Member	% Annual Time Charged to CPAP	Annual Salary Charged to CPAP	Total Costs
Staff				
1 Project Coordinator	$20,000	100%	$ 7,000	
1 Planner	$14,000	100%	$12,000	
1 Secretary	$ 8,000	50%	$ 4,000	
				$33,000
Other Public Agencies				N.A.
Consultants				$10,000

(1) All annual salaries charged to program based upon project execution period of 10 months, beginning June 1, 1972, and ending April 1, 1973.

AMENDATORY PROGRAM DESIGN

300.0 Community Facilities Planning and Programming

300.1 Olmsted Park System Planning

Staff				
1 Landscape Architect	$14,000	100%	$12,000	
1 Landscape Architect	12,000	100%	10,000	
1 Planner	15,000	100%	13,000	
1 Secretary	7,000	50%	3,000	
				$38,000
Other Public Agencies				N.A.

300.2 Historic Parks and Open Space Planning

Staff				
1 Planner	$15,000	100%	$13,000	
1 Secretary	7,000	50%	3,000	
				$16,000
Other Public Agencies				N.A.
Consultants				$ 5,000

AMENDATORY PROGRAM DESIGN

400.0 Community Improvements and Environmental Improvements Planning

400.1 Communication of Information in the Urban Environment

Staff				
1 Planner	$15,000	100%	$12,000	
1 Secretary	7,000	50%	3,000	
				$15,000
Other Public Agencies				N.A.
Consultant Services				$25,000

AMENDATORY PROGRAM DESIGN

500.0 Historic Preservation Planning

500.1 Third Year Preservation Planning Program

Staff

1 Preservation Planner	$ 9,600	100%	$6,400(1)	
1 Architectural Historian	12,000	100%	8,000	
1 Preservation Photographer	12,000	50%	4,000	
1 Research Assistant	8,100	100%	5,400	
1 Secretary	6,000	20%	1,200	
				$25,000
Other Public Agencies				N.A.
Consultants				$14,000

(1) Based upon extending current program (P-163) from August 1, 1972 to April 1, 1973. (8 months)

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
AMENDATORY APPLICATION
Department of Housing and Urban Development

AMENDATORY PROGRAM DESIGN

STATEMENT OF BUDGET ESTIMATES:

This statement sets forth an explanation of the estimated costs of activities in this amendatory application for the Comprehensive Planning Assistance Program.

	Estimated Costs
1. Direct Staff Salaries	$127,000
2. Employee Benefit Contributions (15% of direct staff salaries; 12% for retirement and 3% for health insurance.)	19,000
3. Services by Other Public Agencies	N.A.
4. Consultant Services	54,000
5. Overhead Costs	
- 12% of staff salaries including benefits (rental of space and office equipment, office supplies, printing, and misc.)	17,500
- Travel	1,000
- Reproduction and Publication (essential project reports and documents)	5,000
6. Sub Total	224,000
7. Project Inspection Fee	1,320
TOTAL	$225,320

SOURCES OF FUNDS

Non-federal	$ 75,320
Federal	150,000
TOTAL PROGRAM COST	$225,320

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
PROGRAM DESIGN WORK SCHEDULE

PROJECT NO. CPA MA 01 06 1025
APPLICANT: Boston Redevelopment Authority

REF. NO.	SUBCATEGORY OBJECTIVES	FIRST YEAR QUARTER				SECOND YEAR QUARTER				THIRD YEAR QUARTER			
		1st.	2nd.	3rd.	4th.	1st.	2nd.	3rd.	4th.	1st.	2nd.	3rd.	4th.
200.0	PROGRAM DEVELOPMENT, MANAGEMENT AND BUDGETING	----	----	----	----								
300.0	COMMUNITY FACILITIES PLANNING AND PROGRAMMING	----	----	----	----								
300.1	Olmsted System Planning	----	----	----	----								
300.2	Historic Park Planning		----	----	----								
400.0	COMMUNITY APPEARANCE & ENVIRONMENTAL IMPROVEMENTS PLANNING	----	----	----	----								
500.0	HISTORIC PRESERVATION PLANNING		----	----	----								
----	SECOND AND THIRD YEAR PROGRAM					----	----	----	----	----	----	----	----

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
AMENDATORY APPLICATION
Department of Housing and Urban Development

ANNUAL WORK PROGRAM SUMMARY

The following table summarizes the work items identified under the first years' activities for the amendatory program (200.0, 300.0, 400.0, and 500.0).

AMENDATORY APPLICATION
COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
ANNUAL WORK PROGRAM SUMMARY

PROJECT NO. CPA MA 01 06 1025

APPLICANT: Boston Redevelopment Authority

REF. NO. (1)	SUBCATEGORY OBJECTIVE (2)	STAFF SALARIES (3)	SERVICES BY OTHER PUBLIC AGENCIES (4)	CONSULTANT SERVICES (5)	OVERHEAD COSTS (6)	TOTAL COSTS (7)
200.0	PROGRAM DEVELOPMENT MANAGEMENT, & BUDGETING					
200.1	Development and Analysis of Bicentennial Programs	$ 33,000	N/A	$10,000		
300.0	COMMUNITY FACILITIES PLANNING & PROGRAMMING					
300.1	Olmsted Park Planning	$ 38,000	N/A			
300.2	Historic Park Planning	$ 16,000	N/A	$ 5,000		
400.0	COMMUNITY APPEARANCE AND ENVIRONMENTAL IMPROVEMENTS PLANNING					
400.1	Communication of Information in the Urban Environment	$ 15,000	N/A	$25,000		
500.0	HISTORIC PRESERVATION PLANNING					
500.1	Third Year Preservation Planning Program	$ 25,000	N/A	$14,000		
	TOTAL	$127,000	----	$54,000	$42,500	$224,000

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
AMENDATORY APPLICATION
Department of Housing and Urban Development

ANNUAL GRANT BUDGET

The following form details the budget requested for the first year's activities under the Comprehensive Planning Assistance Program.

The total original project cost was $300,470; of which $200,000 was approved as the first year grant, and $100,470 is the local matching share of the initial project cost.

In addition to this initial budget, this amendatory application proposes an additional project cost of $225,320; of which $150,000 is requested as an amendatory grant and $75,320 is the local matching share of the additional project cost.

The $75,320 local share will be provided in staff services by the Boston Redevelopment Authority funded from the Authority's Planning Account Budget. The Planning Account Budget is an annual appropriation to the Authority from the City of Boston for the purpose of funding the Authority's planning activities as the City's official Planning Board.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANT PROGRAM
ANNUAL GRANT BUDGET

2. PROJECT NUMBER *(If Known)* CPA MA 01 06 1025

3. BUDGET NUMBER

4. DATES OF PREVIOUS BUDGET APPROVALS (Complete only if this is a revised budget)
Budget No. 1 March 16, 1972 Latest Approved Budget (No.——), ——————, 19———

1. NAME, ADDRESS AND ZIP CODE OF APPLICANT *(Include County)*
Boston Redevelopment Authority
City Hall, Room 900
1 City Hall Square
Boston, Massachusetts 02201

5. FEDERAL SHARE BASIS
2/3 (X) 3/4 ( )
Combined ( )

6. PROJECT FUNDS

	REQUESTED	APPROVED
Allocation Of Federal Grant Funds	$150,000	
Non-Federal Funds To Be Provided	$75,320	
Estimated Cost Of Project	$225,320	

7. NATURE OF REVISION
Project Period ( )
Project Cost (X)
Scope of Work (X)

8. PROJECT PERIOD

	REQUESTED	APPROVED
From	April 1, 1972	
To	April 1, 1973	

9. Line No.	COSTS ALLOCATION CATEGORY	Staff Salaries	Services By Other Public Agencies	Consultant Services	Overhead* Costs	Sub-Total	Project Inspection Fee	Total	Amount Approved
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
	200.0 PROGRAM DEVELOPMENT, MANAGEMENT, and BUDGETING								
1.	200.1 Development and Analysis of Bicentennial Programs	$ 33,000	N/A	$10,000					
	300.0 COMMUNITY FACILITIES PLANNING and PROGRAMMING								
2.	300.1 Olmsted Park Planning	$ 38,000	N/A						
3.	300.2 Historic Park Planning	$ 16,000	N/A	$ 5,000					
	400.0 COMMUNITY APPEARANCE &								

10. APPROVAL OF THE ABOVE AMOUNT AND FOR THE PROJECT PERIOD SHOWN IS HEREBY REQUESTED

Signature of Authorized Officer ——— Title ——— Date ———

11. APPROVED BY

Signature ——— Title ——— Date ———

The applicant may exceed any of the line item totals by not more than ten percent, provided such additional costs do not result in any change in total project cost.

*In addition to Employee Benefit Contribution and the usual Overhead costs, estimates in this column includes $1,000.00 for travel expenses and $5,000.00 for reproduction and publications

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANT PROGRAM
ANNUAL GRANT BUDGET

2. PROJECT NUMBER *(If Known)*

3. BUDGET NUMBER

4. DATES OF PREVIOUS BUDGET APPROVALS (Complete only if this is a revised budget)
Latest Approved
Budget No. 1----------, 19-- Budget (No.--), ----------, 19---

1. NAME, ADDRESS AND ZIP CODE OF APPLICANT *(Include County)*

5. FEDERAL SHARE BASIS

6. PROJECT FUNDS

	REQUESTED	APPROVED
Allocation Of Federal Grant Funds		
Non-Federal Funds To Be Provided		
Estimated Cost Of Project		

7. NATURE OF REVISION
Project Period ( )
Project Cost ( )
Scope of Work ( )

8. PROJECT PERIOD

	REQUESTED	APPROVED
From		
To		

9. Line No.	COSTS ALLOCATION CATEGORY	Staff Salaries	Services By Other Public Agencies	Consultant Services	Overhead* Costs	Sub-Total	Project Inspection Fee	Total	Amount Approved
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
	ENVIRONMENTAL IMPROVEMENTS PLANNING								
4.	400.1 Communication of Information in the Urban Environment	$ 15,000	N/A	$25,000					
	500.0 HISTORIC PRESERVATION PLANNING								
5.	500.1 Third year preservation Planning Program	25,000	N/A	14,000					
	TOTAL	$127,000	----	$54,000	$42,500	$224,000	$1,320	$225,320	

10. APPROVAL OF THE ABOVE AMOUNT AND FOR THE PROJECT PERIOD SHOWN IS HEREBY REQUESTED

Signature of Authorized Officer — DIRECTOR, Title — May 11, 1972, Date

11. APPROVED BY

Signature — Title — Date

The applicant may exceed any of the line item totals by not more than ten percent, provided such additional costs do not result in any change in total project cost.

*In addition to Employee Benefit Contributions and the usual Overhead costs, estimates in this column includes $1,000.00 for travel expenses and $5,000.00 for reproduction and publications.

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
Department of Housing and Urban Development

ANNUAL WORK PROGRAM SUMMARY

The following table summarizes the work items identified under the first year's activities (100.0 - Housing Development Program).

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
ANNUAL WORK PROGRAM SUMMARY

PROJECT NO. _____

APPLICANT: Boston Redevelopment Author

REF. NO. (1)	SUBCATEGORY OBJECTIVE (2)	STAFF SALARIES (3)	SERVICES BY OTHER PUBLIC AGENCIES (4)	CONSULTANT SERVICES (5)	OVERHEAD COSTS (6)	TOTAL COSTS (7)
100.0	HOUSING DEVELOPMENT					
100.0	Housing Development Program Core Staff	58,000.00	N/A	14,000.00		
100.1	Continuing Planning Process	30,000.00	N/A	N/A		
100.2	Major Housing Issues	19,000.00	N/A	15,000.00		
100.3	Community Housing Development Program					
	-Housing Needs	19,000.00	N/A	N/A		
	-Neighborhood Environment	38,000.00	N/A	7,000.00		
	-Action Program	38,000.00	N/A	N/A		
	TOTAL	202,000.00	N/A	36,000.00	40,776.00	293,776.00

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANT PROGRAM
ANNUAL GRANT BUDGET

2. PROJECT NUMBER *(If Known)*

3. BUDGET NUMBER

4. DATES OF PREVIOUS BUDGET APPROVALS (Complete only if this is a revised budget)
Latest Approved
Budget No. 1———————, 19—— Budget (No.——), ———————, 19———

1. NAME, ADDRESS AND ZIP CODE OF APPLICANT *(Include County)*
Boston Redevelopment Authority
City Hall/Room 900
1 City Hall Square Boston, Mass. 02201

5. FEDERAL SHARE BASIS
2/3 (X) 3/4 ( )
Combined ( )

6. PROJECT FUNDS

	REQUESTED	APPROVED
Allocation Of Federal Grant Funds	$350,000.00	
Non-Federal Funds To Be Provided	$175,790.00	
Estimated Cost Of Project	$525,790.00	

7. NATURE OF REVISION
Project Period ( )
Project Cost ( )
Scope of Work ( )

8. PROJECT PERIOD

	REQUESTED	APPROVED
From	April 1, 1972	————
To	April 1, 1973	————

9. Line No.	COSTS ALLOCATION CATEGORY	Staff Salaries	Services By Other Public Agencies	Consultant Services	Overhead* Costs	Sub-Total	Project Inspection Fee	Total	Amount Approved
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
	100.0 HOUSING DEVELOPMENT PROGRAM								
1-	Core Staff	$58,000.00	N/A	$14,000.00					
2-	100.1 Continuing Planning Process	30,000.00	N/A	N/A					
3-	100.2 Major Housing Issues 100.3 Community Housing Development Program	19,000.00	N/A	15,000.00					
4-	Housing Needs	19,000.00	N/A	N/A					
5-	Neighborhood Environment	38,000.00	N/A	7,000.00					
6-	Action Program	38,000.00	N/A	N/A					

10. APPROVAL OF THE ABOVE AMOUNT AND FOR THE PROJECT PERIOD SHOWN IS HEREBY REQUESTED

Signature of Authorized Officer ———— Title ———— Date ————

11. APPROVED BY

Signature ———— Title ———— Date ————

*Project cost may exceed any of the line item totals by not more than ten percent, provided such additional costs do not result in any change in total project cost.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANT PROGRAM
ANNUAL GRANT BUDGET

2. PROJECT NUMBER *(If Known)*

3. BUDGET NUMBER

4. DATES OF PREVIOUS BUDGET APPROVALS (Complete only if this is a revised budget)
Latest Approved
Budget No. 1———————, 19—— Budget (No.——), ———————, 19———

1. NAME, ADDRESS AND ZIP CODE OF APPLICANT *(Include County)*

5. FEDERAL SHARE BASIS

6. PROJECT FUNDS

	REQUESTED	APPROVED
Allocation Of Federal Grant Funds		
Non-Federal Funds To Be Provided		
Estimated Cost Of Project		

7. NATURE OF REVISION
Project Period ( )
Project Cost ( )
Scope of Work ( )

8. PROJECT PERIOD

	REQUESTED	APPROVED
From		
To		

9. Line No.	COSTS ALLOCATION CATEGORY	Staff Salaries	Services By Other Public Agencies	Consultant Services	Overhead* Costs	Sub-Total	Project Inspection Fee	Total	Amount Approved
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
	200.0 PROGRAM DEVELOPMENT, MANAGEMENT, and BUDGETING								
7.	200.1 Development and Analysis of Bicentennial Programs	$ 33,000.00	N/A	$10,000.00					
	300.0 COMMUNITY FACILITIES PLANNING and PROGRAMMING								
8.	300.1 Olmsted Park Planning	38,000.00	N/A						
9.	300.2 Historic Park Planning	16,000.00	N/A	5,000.00					
	400.0 COMMUNITY APPEARANCE &								

10. APPROVAL OF THE ABOVE AMOUNT AND FOR THE PROJECT PERIOD SHOWN IS HEREBY REQUESTED

Signature of Authorized Official ——— Title ——— Date

11. APPROVED BY

Signature ——— Title ——— Date

*Grantee may submit may exceed any of the line item totals by not more than ten percent, provided such additional costs do not result in any change in total project cost.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANT PROGRAM
ANNUAL GRANT BUDGET

2. PROJECT NUMBER *(If Known)*

3. BUDGET [illegible]

4. DATES OF PREVIOUS BUDGET APPROVALS (Complete only if this is a revised budget)
Latest Approved
Budget No. 1———, 19— Budget (No.—), ———, 19—

1. NAME, ADDRESS AND ZIP CODE OF APPLICANT *(Include County)*

5. FEDERAL SHARE BASIS

6. PROJECT FUNDS

	REQUESTED	APPROVED
Allocation Of Federal Grant Funds		
Non-Federal Funds To Be Provided		
Estimated Cost Of Project		

7. NATURE OF REVISION
Project Period ( )
Project Cost ( )
Scope of Work ( )

8. PROJECT PERIOD

	REQUESTED	APPROVED
From	————	————
To	————	————

9. Line No.	COSTS ALLOCATION CATEGORY	Staff Salaries	Services By Other Public Agencies	Consultant Services	Overhead* Costs	Sub-Total	Project Inspection Fee	Total	Amount Approved
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
10-	ENVIRONMENTAL IMPROVEMENTS PLANNING 400.1 Communication of Information in the Urban Environment	$15,000.00	N/A	$25,000.00					
	500.0 HISTORIC PRESERVATION PLANNING								
11-	500.1 Third Year Preservation Planning Program	25,000.00	N/A	14,000.00					
	TOTAL	$329,000.00	N/A	$90,000.00	$103,976.00	$522,976.00	$2,814.00	$525,790.00	

10. APPROVAL OF THE ABOVE AMOUNT AND FOR THE PROJECT PERIOD SHOWN IS HEREBY REQUESTED

[illegible] Authorized Officer — Director, Title — July 28,1972, Date

11. APPROVED BY

Signature — Title — Date

The budget may exceed any of the line item totals by not more than ten percent, provided such additional costs do not result in any change in total project cost.

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
Department of Housing and Urban Development

ORGANIZATIONAL CHARACTERISTICS STATEMENT

The Boston Redevelopment Authority, established in accordance with General Laws, Chapter 121, as amended by Chapter 150, Acts of 1957, has the sole responsibility for urban renewal activities in the City of Boston.

Under Chapter 652, Acts of 1960 (Mass. Gen. Laws, Chapter 121A), the City Planning Board was merged with the Boston Redevelopment Authority, and the functions, duties and responsibilities for city-wide planning and development became the responsibilities of the Boston Redevelopment Authority.

The Boston Redevelopment Authority is a semiautonomous authority consisting of five board members, four of whom are appointed by the Mayor of Boston (with City Council approval) and one of whom is appointed by the Governor of Massachusetts.

The following tables provide information concerning the Authority's staff and salary ranges for positions within the Authority.

Boston Redevelopment Authority

Position Classifications (1)

(GRADE & SALARY RANGE)

GRADE 1 $4,100 - $5,122

1. Clerk Typist I
2. Messenger

GRADE 2 $4,400 - $5,505

1. Clerk Typist II
2. Development Aide I

GRADE 3 $4,700 - $5,888

1. Clerk Typist III
2. Development Aide II
3. Clerk Stenographer I
4. Draftsman Apprentice I

GRADE 4 $5,011 - $6,272

1. Senior Clerk Typist
2. Development Aide III
3. Apprentice Draftsman II
4. Clerk Stenographer II
5. Receptionist I
6. Matron
7. Switchboard Operator I

GRADE 5 $5,400 - $6,782

1. Development Assistant I
2. Senior Clerk Stenographer
3. Draftsman I
4. Receptionist II
5. Switchboard Operator II
6. Assistant Cashier
7. Bookkeeper I

(1) As of August 1, 1969

GRADE 5 (continued)

8. Management Aide I
9. Secretary Stenographer I

NOTE: Grades 1-5 excluding clerical & clerical related positions are primarily training positions for Co-ops or Subprofessional recruited in special programs.

GRADE 6 $5,900 - $7,419

1. Development Assistant II
2. Draftsman II
3. Senior Receptionist
4. Secretary Stenographer II
5. Architectural Draftsman I
6. Senior Switchboard Operator
7. Employee Benefits Assistant
8. Bookkeeper II
9. Cashier I
10. Graphics Designer I
11. Management Aide II
12. Supply Clerk

GRADE 7 $6,500 - $8,185

1. Draftsman III
2. Secretary-Stenographer III
3. Architectural Draftsman II
4. Administrative Clerk I
5. Graphics Designer II
6. Cashier II
7. Claims Examiner I
8. Technician I
9. Rehabilitation Construction Analyst I
10. Neighborhood Organization Specialist I
11. Relocation Specialist I
12. Superintendent of Maintenance
13. Rehabilitation Finance Specialist I

GRADE 7 (continued)

14. Business Relocation Specialist I
15. Supply and Graphic Reproduction Assistant

GRADE 8 $7,200 - $9,079

1. Senior Draftsman I
2. Administrative Secretary
3. Architectural Draftsman III
4. Graphics Designer III
5. Administrative Clerk II
6. Superintendent of Maintenance II
7. Business Relocation Specialist II
8. Relocation Specialist II
9. Rehabilitation Finance Specialist II
10. Rehabilitation Construction Analyst II
11. Neighborhood Organization Specialist II
12. Technician II
13. Planner I
14. Transportation Planner I
15. Business Claims Examiner I
16. Site Office Manager Asst.
17. Field Inspector I
18. Demolition Inspector I
19. Superintendent of Property Management I
20. Accountant I
21. Office Manager
22. Settlement Clerk
23. Traffic Department Liaison

GRADE 9 $8,000 - $10,100

1. Senior Draftsman II
2. Executive Secretary
3. Cashier Supervisor

GRADE 9 (continued)

4. Administrative Clerk III
5. Accountant II
6. Real Estate Assistant I
7. Business Relocation Specialist III
8. Relocation Specialist III
9. Rehabilitation Finance Specialist III
10. Rehabilitation Construction Analyst III
11. Neighborhood Organization Specialist III
12. Technician III
13. Demolition Inspector II
14. Field Inspector II
15. Assistant Site Office Manager
16. Planner II
17. Transportation Planner II
18. Administrative Assistant I
19. Superintendent of Property Management II
20. Research Analyst I
21. Assistant Office Services Manager
22. Senior Architectural Draftsman
23. Librarian
24. Rental Assistant
25. Relocation Claims Examiner III
26. Technician III

GRADE 10 $8,900 - $11,249

1. Chief Draftsman
2. Purchasing Assistant
3. Personnel Assistant
4. Special Personnel Programs Assistant
5. Accountant III
6. Real Estate Assistant II

GRADE 10 (continued)

7. Preservation Planner I
8. Business Relocation Specialist IV
9. Relocation Specialist IV
10. Rehabilitation Finance Specialist IV
11. Rehabilitation Construction Analyst IV
12. Neighborhood Organization Specialist IV
13. Technician IV
14. Site Office Manager I
15. Planner III
16. Transportation Planner III
17. Administrative Assistant II
18. Office Services Manager
19. Research Analyst II
20. Civil Engineer I
21. Architect I
22. Compliance Assistant I

GRADE 11 $9.900 - $12,525

1. Accountant IV
2. Assistant Legal Officer I
3. Senior Business Relocation Specialist
4. Senior Relocation Specialist
5. Senior Rehabilitation Finance Specialist
6. Senior Rehabilitation Construction Analyst
7. Senior Neighborhood Organization Specialist
8. Senior Technician
9. Site Office Manager II
10. Planner IV
11. Transportation Planner IV
12. Administrative Assistant III
13. Senior Business Relocation Claims Examiner I

GRADE 11 (continued)

14. Architect II
15. Chief Research Analyst I
16. Real Estate Assistant III
17. Deputy Comptroller
18. Civil Engineer II

GRADE 12 $11,000 - $13,929

1. Chief Graphic Designer
2. Purchasing Agent
3. Chief Accountant
4. Assistant Real Estate Officer I
5. Senior Business Relocation Specialist
6. Relocation Officer I
7. Rehabilitation Finance Officer I
8. Rehabilitation Officer I
9. Executive Officer Citizens Advisory Committee
10. Senior Planner
11. Senior Transportation Planner
12. Administrative Assistant IV
13. Chief Research Analyst II
14. Civil Engineer III
15. Architect III
16. Assistant Legal Officer II
17. Zoning Officer
18. Supply & Graphic Reproduction Officer
19. Business Relocation Claims Officer
20. Sr. Business Relocation Claims Examiner II
21. Chief, Work Study Program

GRADE 13 $12,200 - $15,461

1. Assistant Personnel Officer
2. Assistant Legal Officer III
3. Rehabilitation Finance Officer II
4. Rehabilitation Officer II
5. Planning Officer I
6. Transportation Planning Officer I
7. Senior Administrative Assistant I
8. Civil Engineer IV
9. Architect IV
10. Contract Compliance Officer
11. Chief Negotiator
12. Coordinator
13. Senior Land Architect I
14. Relocation Officer II
15. Office Manager

GRADE 14 $13,500 - $17,119

1. Legal Officer I
2. Senior Administrative Assistant II
3. Planning Officer II
4. Director of Property Management
5. Civil Engineer V
6. Transportation Planning Officer II
7. Technical Services Director
8. Educational Programs Officer
9. Systems Analyst
10. Senior Architect Chief Planning Design Officer
11. Senior Architect Senior Design Review Officer/Rehab.
12. Deputy Director of Family Relocation

GRADE 15 $14,900 - $18,905

1. Personnel Officer
2. Assistant Real Estate Officer IV
3. Assistant General Counsel I
4. Project Director
5. Senior Administrative Assistant III
6. Civil Engineer VI
7. Chief Transportation Planning Officer
8. Budget Officer
9. Comptroller
10. Community Renewal Program Director
11. Architectural Coordinator, Design Review Assistant
12. Architectural Coordinator, Chief Planning Design
13. Senior Economist
14. Chief of New Construction
15. Chief of Rehabilitation
16. Chief Planning Officer
17. Legal Officer II
18. Project Director I
19. Architectural Coordinator, Chief Project Design

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
Department of Housing and Urban Development

ORGANIZATIONAL CHARACTERISTICS STATEMENT

AGENCY REPRESENTATION	TOTALS		Male	Female	White (non Minority)	Negro	Spanish American	Oriental	American Indian	Other Minority	Elected Officials
	Filled	Auth.									
Policy Body Exec. Comm.	5	5	5								
STAFF POSITIONS	337 (a)	337	212	125	293	37	4	1		2	
FULL TIME											
Professional	195	195	143	52	168	20	4	1		2	
Sub-Prof.	125	125	35	90	109	16					
Maint. Men	17	17	17	0							
PART TIME											
PROFESSIONAL	5	5	0	5	3	1		1			
Sub-Prof. Co-Op	14	14	8	6	12	2					
Bldg. Serv. Emp.	22	22	18	4	12	10					

* TOTAL AREAWIDE Population 641,071 (City of Boston, 1970 Census)
POPULATION with Areawide Representation N/A (See previous statement)
NUMBER of Governments Represented N/A (See previous statement)
NUMBER of Governments not Represented N/A (See previous statement)

* VOTING FORMULA

☐ 1 Vote per Government ☐ Combination to above

☐ Vote according to population ☒ Other (Specify) (See previous statement)

(a) Fluctuates dependent on program changes in emphasis year to year, special grants, and HUD, State and City funding.

COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
Department of Housing and Urban Development

REVIEW COMMENTS

In accordance with HUD procedures and Office of Management and Budget Circular A-95 guidelines, the Boston Redevelopment Authority has notified the Metropolitan Area Planning Council and the Commonwealth of Massachusetts Office of Program Planning Coordination of its intention to file an application for funding under HUD's Comprehensive Planning Assistance Program. In addition, copies of this application have been forwarded to these agencies.

Copies of letters forwarded to these agencies and copies of all comments received to date are included in this application.

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

DEC 21 1971

Mr. Richard Doherty
Executive Director
Metropolitan Area Planning Council
44 School Street
Boston, Massachusetts

Dear Mr. Doherty:

In accordance with the requirements of the Department of Housing and Urban Development for comprehensive planning assistance grants, I am notifying you of the City of Boston's intent to file an application for '701' funds within the near future. This application will be filed by the Boston Redevelopment Authority at the request of Mayor Kevin H. White.

For your information and review, I am enclosing a copy of the preliminary work program which will be included as a part of the formal application.

Sincerely,

Robert T. Kenney
Director

cc: R. Weinberg

Enclosure

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

DEC 22 1971

Mr. Robert Martin, Director
Office of Planning Programming Coordination
Room 909
100 Cambridge Street
Boston, Massachusetts

Dear Mr. Martin:

In accordance with the requirements of the Department of Housing and Urban Development for Comprehensive Planning Assistance Grants, I am notifying you of the City of Boston's intent to file an application for "701" funds by January 31, 1972. This application will be filed by the Boston Redevelopment Authority at the request of Mayor Kevin H. White.

For your information and review, I am enclosing a copy of the preliminary work program which will be included as a part of the formal application.

Sincerely,

Robert T. Kenney
Director

RK/rd

Enclosure–program.

cc: R. Weinberg

The Commonwealth of Massachusetts
Executive Office for Administration and Finance
Office of Planning and Program Coordination
Leverett Saltonstall Building, Room 909
100 Cambridge Street, Boston 02202
AREA CODE 617
727-4152

January 27, 1972

PROJECT NOTIFICATION AND REVIEW SYSTEM
RESULTS OF REVIEW BY THE MASSACHUSETTS STATE CLEARINGHOUSE

State Clearinghouse Identifier: 71120480

Material Submitted and Date Received: Letter of intent and preliminary work program - 12/28/72

Applicant: City of Boston

Funding Agency: Department of Housing and Urban Development

RECEIVED
JAN 31 1972
BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

Program Name: Comprehensive Planning Assistance

Catalog Number: 14.203

Funding: HUD: $200,000 Local share: $100,000 Total project cost: $300,000

Project Description: Implement community development policies through the formulation of specific action programs and development projects at the neighborhood level.

The State Clearinghouse notified the following agencies of the proposal:

Mass. Department of Community Affairs
Mass. Department of Education
Metropolitan District Commission
Mass. Department of Natural Resources
Mass. Department of Public Safety
Mass. Department of Public Works

The result of the review was:

☒ No issues or potential conflicts were noted. ☐ Comments are attached.

Robert H. Marden
Director, OPPC

cc: Metropolitan Area Planning Council
Department of Public Works

COMMENTS OF THE MASSACHUSETTS STATE CLEARINGHOUSE

RE: Application of the City of Boston for Comprehensive Planning Assistance
State Clearinghouse Identifier 71120480

The Department of Public Works endorses the proposed project and urges that the City of Boston give special consideration in the study to the mobility needs of the residents of the respective housing projects and neighborhoods.

The Department of Education also concurs with the proposal and emphasizes that it is important that the Department be closely involved with the further development of this project because of its implication for racial balance and for metropolitan educational planning.

The State Clearinghouse would appreciate being advised as to your study plans with respect to the above.

CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL, BOSTON

KEVIN H. WHITE
MAYOR

January 13, 1972

Mr. Richard Doherty
Executive Director
Metropolitan Area Planning Council
44 School Street
Boston, Massachusetts

Dear Mr. Doherty:

Let me take this opportunity to notify you that the Boston Redevelopment Authority's proposal to file for a Title VII Comprehensive Planning assistance grant was submitted on behalf of the Mayor's office, and as such carries with it my unqualified endorsement.

Considering the critical policy questions which will be confronting my administration over the next four years, I regard initiation of a comprehensive planning assistance program for Boston as imperative.

I urge MAPC to support the City in this endeavor and submit for your information a communication sent to Mr. Richardson of HUD which summarizes our intentions.

Sincerely,

Kevin H. White

Kevin H. White
Mayor

KHW/ccr

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

February 1, 1972

Mr. Richard Doherty
Executive Director
Metropolitan Area Planning Council
44 School Street
Boston, MA

Dear Mr. Doherty:

On December 21, 1971, I notified the Metropolitan Area Planning Council of the City of Boston's intent to file an application to the Department of Housing and Urban Development for a grant under the 701 Comprehensive Planning Assistance Program.

In accordance with HUD procedures and Office of Management and Budget Circular A-95 Guidelines, I am forwarding to you a copy of the final application to HUD for funding under the 701 Program.

As part of the Overall Program Design contained in this application, the Annual Work Program requests a grant in the amount of $200,000 for the twelve-month period beginning with the date of approval. The major emphasis of this first year work program will be placed upon the formulation of a Boston Community Housing Development Program. Other activities will be undertaken in support of the development of this program.

I look forward to your favorable review and comment on this application.

Sincerely,

Robert T. Kenney
Director

cc: Kevin H. White, Mayor

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

February 1, 1972

Mr. Robert Marden, Director
Office of Planning and Program Coordination
Room 909
100 Cambridge Street
Boston, MA

Dear Mr. Marden:

On December 22, 1971, I notified your office of the City of Boston's intent to file an application to the Department of Housing and Urban Development for a grant under the 701 Comprehensive Planning Assistance Program.

In accordance with HUD procedures and Office of Management and Budget Circular A-95 Guidelines, I am forwarding to you a copy of the final application to HUD for funding under the 701 Program.

As part of the Overall Program Design contained in this application, the Annual Work Program requests a grant in the amount of $200,000 for the twelve month period beginning with the date of approval. The major emphasis of this first year work program will be placed upon the formulation of a Boston Community Housing Development Program. Other activities will be undertaken in support of the development of this program.

I look forward to your favorable review and comment on this application.

Sincerely,

Robert T. Kenney
Director

cc: Mayor Kevin H. White

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

May 5, 1972

Mr. Richard M. Doherty, Executive Director
Metropolitan Area Planning Council
44 School Street
Boston, MA 02108

Dear Mr. Doherty:

In accordance with the requirements of the Department of Housing and Urban Development for Comprehensive Planning Assistance grants, I am notifying you of the City of Boston's intent to file an application for supplementary planning assistance funds within the near future.

This application, which is being filed at the request of HUD, proposes a work program which expands the comprehensive planning program previously approved by HUD. An additional grant of $150,000 is requested, which will be matched by $75,294 in local funds, for a total additional program cost of $225,294.

These additional funds will be used to undertake the following activities:

1. Program development, management and budgeting.

2. Community facilities planning and programming.

3. Community appearance and environmental improvement planning.

4. Historic preservztion planning.

In accordance with the requirements of the Office of Management and Budget Circular A-95 Guidelines, I request your favorable review of this amendatory comprehensive planning assistance program.

Sincerely,

Robert T. Kenney
Director

cc: Kevin H. White, Mayor

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

May 5, 1972

Mr. Robert Bennett
State Planning and Management Office
Room 909
100 Cambridge Street
Boston, MA

Dear Mr. Bennett:

In accordance with the requirements of the Department of Housing and Urban Development for Comprehensive Planning Assistance grants, I am notifying you of the City of Boston's intent to file an application for supplementary planning assistance funds within the near future.

This application, which is being filed at the request of HUD, proposes a work program which expands the comprehensive planning program previously approved by HUD. An additional grant of $150,000 is requested, which will be matched by $75,294 in local funds, for a total additional program cost of $225,294.

These additional funds will be used to undertake the following activities:

1. Program development, management and budgeting.

2. Community facilities planning and programming.

3. Community appearance and environmental improvement planning.

4. Historic preservation planning.

In accordance with the requirements of the Office of Management and Budget Circular A-95 Guidelines, I request your favorable review of this amendatory comprehensive planning assistance program.

Sincerely,

Robert T. Kenney
Director

cc: Kevin H. White, Mayor

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

May 11, 1972

Mr. Robert Bennett
State Planning and Management Office
Room 909
100 Cambridge Street
Boston, MA

Dear Mr. Bennett:

On May 5, 1972, I notified your office of the Authority's intent to file an amendatory application to the Department of Housing and Urban Development for a grant under the 701 Comprehensive Planning Assistance Program.

In accordance with HUD procedures and Office of Management and Budget Circular A-95 Guidelines, I am forwarding to you a copy of the final application to HUD for funding under the 701 Program.

The program design contained in this application requests a grant in the amount of $150,000 for the year's work program. At the request of the Department of Housing and Urban Development, the major emphasis of this first year's work program will be placed upon planning activities relating to the City's Bicentennial Program proposed for the Prologue year of 1975. Bicentennial planning activities will include:

1. Program development, management and budgeting
2. Community facilities planning and programming
3. Community appearance and environmental improvement planning
4. Historic preservation planning

I look forward to your favorable review of this amendatory application.

Sincerely,

Robert T. Kenney
Director

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

May 11, 1972

Mr. Richard M. Doherty
Executive Director
Metropolitan Area Planning Council
44 School Street
Boston, MA

Dear Mr. Doherty:

On May 5, 1972, I notified the Metropolitan Area Planning Council of the Authority's intent to file an amendatory application to the Department of Housing and Urban Development for a grant under the 701 Comprehensive Planning Assistance Program.

In accordance with HUD procedures and Office of Management and Budget Circular A-95 guidelines, I am forwarding to you a copy of the final application to HUD for funding under the 701 Program.

The program design contained in this application requests a grant in the amount of $150,000 for the year's work program. At the request of the Department of Housing and Urban Development, the major emphasis of this first year's work program will be placed upon planning activities relating to the City's Bicentennial Program proposed for the Prologue year of 1975. Bicentennial planning activities will include:

1. Program development, management and budgeting

2. Community facilities planning and programming

3. Community appearance and environmental improvement planning

4. Historic preservation planning

I look forward to your favorable review of this amendatory application.

Sincerely,

Robert T. Kenney
Director

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

ASSURANCE OF COMPLIANCE
WITH DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
REGULATIONS UNDER TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

The Boston Redevelopment Authority (hereinafter called the "Applicant") HEREBY
(name)
AGREES THAT it will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352 and all requirements imposed by or pursuant to the Regulations of the Department of Housing and Urban Development (24 CFR, Subtitle A, Part I) issued pursuant to that Title, to the end that, in accordance with Title VI of the Act and the Regulations, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant receives Federal financial assistance from the Department of Housing and Urban Development, and HEREBY GIVES ASSURANCE THAT it will immediately take any measures necessary to effectuate this agreement.

If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant by the Department of Housing and Urban Development, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision or similar services or benefits. If any personal property is so provided, this assurance shall obligate the Applicant for the period during which it retains ownership or possession of the property. In all other cases, this assurance shall obligate the Applicant for the period during which the Federal financial assistance is extended to it by the Department of Housing and Urban Development.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all Federal loans, advances, grants, properties, contracts or other Federal financial assistance extended after the date hereof to the Applicant by the Department of Housing and Urban Development, including installment payments after such date on account of application for Federal financial assistance which were approved before such date. The Applicant recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this assurance, and that the United States shall have the right to seek judicial enforcement of this assurance. This assurance is binding on the Applicant, its successors, transferees, and assignees, and the person or persons whose signatures appear below are authorized to sign this assurance on behalf of the Applicant.

Dated May 10, 1972

Boston Redevelopment Authority
(Applicant)

1 City Hall Square
Boston, Massachusetts 02201
(Applicant's Mailing Address and Zip Code)

BY _____
(Authorized Official)
Robert T. Kenney, Director

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

ASSURANCE OF COMPLIANCE WITH DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS UNDER TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

The Boston Redevelopment Authority (hereinafter called the
(name)
"Applicant") HEREBY AGREES THAT it will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88--352 and all requirements imposed by or pursuant to the Regulations of the Department of Housing and Urban Development (24 CFR, Subtitle A, Part I) issued pursuant to that Title, to the end that, in accordance with Title VI of the Act and the Regulations, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant receives Federal financial assistance from the Department of Housing and Urban Development, and HEREBY GIVES ASSURANCE THAT it will immediately take any measures necessary to effectuate this agreement.

If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant by the Department of Housing and Urban Development, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision or similar services or benefits. If any personal property is so provided, this assurance shall obligate the Applicant for the period during which it retains ownership or possession of the property. In all other cases, this assurance shall obligate the Applicant for the period during which the Federal financial assistance is extended to it by the Department of Housing and Urban Development.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all Federal loans, advances, grants, properties, contracts or other Federal financial assistance extended after the date hereof to the Applicant by the Department of Housing and Urban Development, including installment payments after such date on account of application for Federal financial assistance which were approved before such date. The Applicant recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this assurance, and that the United States shall have the right to seek judicial enforcement of this assurance. This assurance is binding on the Applicant, its successors, transferees, and assignees, and the person or persons whose signatures appear below are authorized to sign this assurance on behalf of the Applicant.

Dated Feburary 1, 1972

Boston Redevelopment Authority
(Applicant)

BY [signature]
(Authorized Official)
Robert T. Kenney, Director

1 City Hall Square
Boston, Massachusetts 02201
(Applicant's Mailing Address and Zip Code)

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on January 27, 1972 and duly recorded in this office:

Copies of a memorandum dated January 27, 1972, were distributed regarding "Comprehensive Planning Assistance Program".

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to proceed with submission of an application to the Department of Housing and Urban Development for a Comprehensive Planning Assistance Program grant.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been fulfilled, carried out and otherwise observed.

(4) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(5) That Robert T. Kenney is the Director of this Authority.

(6) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 28th day of January 1972.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Secretary

CERTIFICATE OF VOTE

The Undersigned hereby certifies as follows:

(1) that he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority and the keeper of records including the journal of proceedings of the Authority.

(2) that the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on April 27, 1972, and duly recorded in this office:

Copies of memorandum dated April 27, 1972, were distributed regarding "Comprehensive Planning Assistance Program".

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to submit an amendatory application to the Department of Housing and Urban Development for a grant in the amount of $150,000 under the Comprehensive Planning Assistance Program.

(3) that said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given, that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) that if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(5) that Robert T. Kenney is the Director of this Authority.

(6) that the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 11th day of May, 1972.

BOSTON REDEVELOPMENT AUTHORITY

BY Kane Simonian
Secretary

CPM 6411.1A

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
ANNUAL GRANT BUDGET

2. PROJECT NUMBER *(If Known)* Cpa1 [illegible] 01 2C 1025

3. BUDGET NUMBER

4. DATES OF PREVIOUS BUDGET APPROVALS *(Complete only if this is a revised budget.)*
Budget No. 1. _____, 19___ Latest Approved Budget (No. ___), _____, 19___

1. NAME, ADDRESS AND ZIP CODE OF APPLICANT *(Include County)*
Boston Redevelopment Authority
City Hall/Room 900
1 City Hall Square
Boston, Massachusetts 02201

5. FEDERAL SHARE BASIS
2/3 (X) 3/4 ( )
Combined ( )

6. PROJECT FUNDS

	REQUESTED	APPROVED
Allocation Of Federal Grant Funds	200,000.00	200,000
Non-Federal Funds To Be Provided	100,470.00	100,470
Estimated Cost Of Project	300,470.00	300,470

7. NATURE OF REVISION
Project Period ( )
Project Cost ( ) N/A
Scope of Work ( )

8. PROJECT PERIOD

	REQUESTED	APPROVED
From	April 1, 1972	4/1/72
To	April 1, 1973	3/31/73

9. Line No.	COSTS ALLOCATION CATEGORY	Staff Salaries	Services By Other Public Agencies	Consultant Services	Overhead * Costs	Sub-Total	Project Inspection Fee	Total	Amount Approved
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
	100.0 HOUSING DEVELOPMENT PROGRAM								
1-	Core Staff	58,000.00	N/A	14,000.00					
2-	100.1 Continuing Planning Process	30,000.00	N/A	N/A					
3-	100.2 Major Housing Issues 100.3 Community Housing Development Program	19,000.00	N/A	15,000.00					
4-	[illegible]	19,000.00	N/A	N/A					
5-	[illegible] Environment	38,000.00	N/A	7,000.00					
6-	Action Program	38,000.00	N/A	N/A					
		202,000.00	N/A	36,000.00	40,776.00	298,776.00	1,694	300,470.00	300,470

10. APPROVAL OF THE ABOVE AMOUNT AND FOR THE PROJECT PERIOD SHOWN IS HEREBY REQUESTED

[signature] DIRECTOR February 1, 1972
Signature Of Authorized Officer Title Date

11. APPROVED BY
[signature] Deputy Director [illegible] 1972
Title Date

[illegible] may exceed any of the line item totals by not more than ten percent, provided such additional costs do not [illegible] any change in total project cost.

* Consultations and the usual Overhead costs, estimates in this column include $600.00 for travel expenses and $2,000.00 for

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANCE GRANT
(SECTION 701 HOUSING ACT OF 1954, AS AMENDED)
PART I
NOTICE OF GRANT AWARD

Grantee : Boston Redevelopment Authority

Grant Period : April 1, 1972 through March 31, 1973

Amount of Grant: $200,000.00

Project Number : CPA MA 01 06 1025

The agency identified above is hereby awarded a Planning Grant, authorized under Section 701 of the Housing Act of 1954, as amended in the amount and for the period specified above, for the purpose of assisting the grantee in carrying out activities described in its annual work program and budget as a part of an overall program of planning and planning assistance. In accepting this grant, the grantee agrees (1) to utilize the grant in accordance with the approved work program and budget and (2) to comply with all conditions of the grant as set forth in Part II of this document.

The following documents are incorporated in and made part of this document:

1. Terms and Conditions governing grants for planning and planning assistance (Part II).

2. Approved Overall Program Design and Annual Work Program together with any duly authorized revisions or amendments (Part III).

UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

BY: Edward J. McCabe DATE: MAR 1 6 '72

THE GRANT AND THE TERMS AND CONDITIONS ARE HEREBY ACCEPTED

BY: _____

BY: _____ DATE: _____

TITLE : _____

PART II
TERMS AND CONDITIONS GOVERNING GRANTS FOR
PLANNING AND PLANNING ASSISTANCE
(SECTION 701, HOUSING ACT OF 1954, AS AMENDED)

The grant is subject to the conditions listed below.

1. Definitions, as used in these conditions:

   (a) "HUD" means the Department of Housing and Urban Development or, as the context may require, the Secretary of Housing and Urban Development, or other person duly authorized to perform the functions to be performed under this Contract by HUD as that term is used in these conditions.

   (b) "Annual work program" means the annual work program, or any revisions to the work program, approved by a duly authorized official of HUD.

   (c) "Approved activities" means those activities described in the annual work program.

   (d) "Program funds" consist of all amounts, including the value of services and contributions other than cash, received by the Grantee for the approved activities, whether such amounts are derived from Federal or non-Federal sources.

2. Use of Program Funds. Program funds shall be used only for those expenditures incurred specifically for approved activities and in conformity with the latest budget approved by a duly authorized official of HUD and with these terms and conditions.

   The grantee will develop and establish, subject to approval of the Government, operating rules and procedures in areas determined by the Government to be necessary for effective and efficient administration of grant funds, including but not limited to staffing, procurement, contracting, travel, employee benefits, and accounting procedures. This grant shall be deemed subject to these rules and procedures, and the grantee shall adhere to them to the same extent as if the rules and procedures were expressly set forth in this grant document.

3. Non-Federal Share. Expenditure or contributions used as the non-Federal share shall represent at least the amount specified in the approved work program and be used directly in connection with the approved activities. No portion of the non-Federal share shall be derived from other Federal sources or consist of services, property, or funds used as the non-Federal share under other programs or grants. The Grantee shall maintain the rate of contribution of the non-Federal share so that throughout the grant period grant funds will not be used to pay for a substantially larger percentage of costs of the approved activities than the percentage of total grant funds bears to the total amount of the non-Federal share.

4. Grant Payments. This grant is for a twelve-month period and shall be made in amounts covering reasonable and proper expenditures during that period, in accordance with the approved budget. Obligations necessarily incurred but not payable during the period will, if otherwise properly attributable to approved activities, be regarded as a proper item for reimbursement subject to adjustments as may be appropriate when actual costs are recorded and audited in the subsequent period.

Grants shall be paid in monthly installments to reimburse the Grantee for eligible expenses incurred. To obtain any grant payment, the Grantee shall: (a) file its requisition for payment on the forms prescribed by HUD, accompanied by evidence satisfactory to HUD justifying request for payment and demonstrating that the amount sought is reasonable and the purposes for which reimbursement is requested are approved activities, and (b) comply with all applicable conditions to this grant.

5. Government's Obligation. Subject to the other conditions hereof, HUD will honor requisitions in amounts deemed by HUD to be proper to ensure the carrying out of the approved annual work program and payment of eligible costs. HUD may elect by notice in writing not to make a payment of grant funds for any of the reasons listed in Section 11 of this document relative to termination or suspension.

6. Establishment and Maintenance of Accounts. The Grantee shall establish for the approved activities, in conformity with such requirements as may be established by HUD to facilitate administration, separate accounts to be maintained within its existing accounting system or set up independently. Such accounts are referred to in these conditions collectively as the "program account." The grantee shall appropriately record in the program account all program funds as that term is defined in Section 1 of these conditions.

7. Documentation of Activity Costs. All Costs charged to the program account shall be supported by properly executed payrolls, time records, invoices, contracts, and vouchers evidencing in proper detail the nature and propriety of the charges. All accounting records shall readily provide a breakdown of activity costs in accordance with the line items shown on the latest approved budget. Such records, together with supporting documents, shall be kept separately from other documents and records and shall be maintained for a period of three years after receipt of the final audit clearance.

8. Audits and Inspections. The grantee will, as often as deemed necessary by the Secretary or the Comptroller General of the United States, permit the Secretary or the Comptroller General or any of their duly authorized representatives to have full access to and the

right to examine any directly pertinent books, documents, papers and records of the grantee involving transactions related to this grant for three years from the receipt of final payment under this grant. The grantee shall include in all its contracts under this grant a provision that the Secretary or the Comptroller General or any of their duly authorized representatives will have full access to and the right to examine any directly pertinent books, documents, papers and records of any such contractor involving transactions related to the contract for three years from the final payment under the contract. The term "contract" as used in this clause excludes purchase orders not exceeding $2,500.

9. Reports and Information. The grantee will, at such times and in such manner as HUD may require, furnish HUD with periodic reports and statements pertaining to the approved activities and annual work program and other related matters covered hereunder.

10. Termination or Suspension of Grant. The Government may be written notice terminate or suspend this grant in whole or in part, or withhold payment, in the event that it finds that the grantee has (a) failed to comply with Federal law or with any of these conditions, (b) failed to carry out the annual work program as approved, (c) made unauthorized or improper use of grant funds, (d) submitted any application, report, or other document which contains a misrepresentation of a material nature or is incorrect or incomplete in any material respect, or (e) if for any reason continuation of the approved annual work program is rendered improbable, unfeasible, impossible, or illegal. The grantee shall take such action relative to termination or suspension as may be required by the Government in the notice of termination or suspension. In such case termination or suspension shall not affect any otherwise valid and allowable obligations made in good faith prior to receipt of notice of termination or suspension.

11. Political Activity. No portion of program funds shall be used for any partisan political activity or to further the election or defeat of any candidate for public office. All employees of the grantee shall observe the limitations on political activities to which they may be subject under the Hatch Act (5 U.S.C. 1501 et seq., 18 U.S.C. 595).

12. Interest of Public Officials and Employees. No officer or employee of the grantee and no member of its governing body, and no other public official of the locality in which the approved annual work program or its components will be carried out who exercises any functions or responsibilities in the review or approval of the undertaking or carrying out of such program shall (a) participate in any decision relating to any contract negotiated under this grant which affects his personal interest or the interest of any corporation, partnership, or association in which he is, directly or indirectly, interested, or (b) have any financial interest, direct or indirect, in such contract or in the work to be performed under such contract.

13. Interest of Certain Federal Officials. No member of or delegate to the Congress of the United States of America, and no resident Commissioner, shall be admitted to any share or part hereof or to any benefit arising herefrom.

14. Bonus or Commission. The grantee shall not pay any bonus or commission for the purpose of obtaining approval of the application for the Federal financial assistance provided for herein, or any other approval by the Government which may be necessary in connection with carrying out the approved program.

15. Equal Employment Opportunity. (a) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The contractor shall take affirmative action to ensure that applicants are employed and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotions, or transfers, recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; selection for training including apprenticeship; and participation in recreational and educational activities. The contractor agrees to post in conspicuous places available to employees and applicants for employment notices to be provided setting forth the provisions of this non-discrimination clause. The contractor will in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin. The contractor will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this contract so that such provisions will be binding upon each subcontractor provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials. (b) The contractor shall keep such records and submit such reports concerning the racial and ethnic origin of applicants for employment and employees as the Secretary may require. (c) The contractor agrees to comply with such rules, regulations or guidelines as the Secretary may issue to implement these requirements.

16. Compliance with Title VI of the Civil Rights Act of 1964. The grantee shall comply with Title VI of the Civil Rights Act of 1964 (78 Stat. 214), and with the regulations and requirements of HUD issued pursuant thereto (24 CFP Subtitle A, Part I, Section 1.1 et. Seq.), and with the assurance by the grantee pursuant thereto.

17. Publication, Reproduction, and Use of Material. All published material such as reports, maps and other documents prepared in connection with the approved activities, except that prepared for internal use of the grantee, shall contain an appropriate notice of the grant provided by HUD.

No material prepared in connection with the approved activities shall be subject to copyright in the United States or in any other country. HUD shall have unrestricted authority to publish, disclose, distribute, and otherwise use, in whole or in part, any reports, data, or other materials prepared with program funds.

18. Waivers or Revisions. To be valid, a waiver of any condition to this grant, or any revision to the approved annual work program and budget must be in writing from a duly authorized official of HUD.

19. Safeguarding Operations and Funds. The grantee will safeguard all funds becoming available to it for approved activities under this grant including funds becoming available to it for deposit, or deposited, in the program account by insurance or fidelity bonds or by taking such other action as may be approved by HUD. Such insurance or fidelity bonds, if required, shall be of such types, in such amounts, and with such coverage and other wise as shall be satisfactory to HUD and proper and adequate for the purposes of this grant.

20. Adjustments and Amounts of the Grant. HUD reserves the right to review, on or about 9-19-72 the progress made by the grantee in carrying out the approved annual work program and, on the basis of this review, to re-negotiate with the grantee and decrease or increase subject to the availability of funds accordingly the amount of the grant provided hereunder.

21. The Agency shall maintain a continuous record of its accomplishments as it proceeds with its work program and shall submit a Progress Report to HUD on or about September 19, 1972. This Progress Report shall be in a format to correspond with the Program Subcategories of the annual work program and shall include an assessment of the status and impact of the work activities of the annual grant. The Progress Report shall be incorporated in the Annual Program Completion Report and the Agency's next draft application.

22. No funds shall be released for this project until the BRA submits documentary evidence of its past efforts to fulfill contractual obligations under previous planning grant agreements containing the Equal Employment Opportunity clause. This obligation not only includes nondiscrimination against employees, or applicants for employment, because of race, color, religion, or sex, but also includes affirmative action to ensure equal opportunity in its employment practices. (See CPM Handbook 6041.1, Paragraph 4-11). Such affirmative action efforts will include efforts to remedy any past discrimination practices.

23. Prior to or with its first requisition for payment the Agency shall submit a revised Category 100.00, Core Staff, of the Overall Program Design which includes the following: (a) a description of the specific objectives of the category, (b) a description of the major work activities, and (c) an identification of those work activities which will serve to support and strengthen the program-planning function of the Mayor's office and the manner in which it will be accomplished. No requisition for payment of costs incurred relating to this category shall be approved until the above revision has been submitted and formally approved by HUD.

Revised: May 10, 1971

★U.S. GOVERNMENT PRINTING OFFICE: 1971-457-332 1098

24. Prior to or with its first requisition for payment, the Agency shall submit the following: (a) a Resolution of the Authority which authorizes the appropriate person to file and sign the Comprehensive Planning Annual Grant Budget, and Requisitions for grant payment, and (b) a brief statement which describes how the applicant will coordinate its work with related work being performed by other agencies, including local, regional and state agencies.

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

APR 7 1972

M. Daniel Richardson, Jr.
Area Director
Department of Housing and Urban Development
15 New Chardon Street
Boston, MA

RE: COMPREHENSIVE PLANNING ASSISTANCE PROGRAM (CPA MA 01 06 1025)

Dear Mr. Richardson:

With reference to your letter dated March 16, 1972, I am pleased to submit to you the executed contract between the Boston Redevelopment Authority and the Department of Housing and Urban Development for the Comprehensive Planning Assistance Grant. In addition, I am enclosing a copy of a resolution of the Boston Redevelopment Authority authorizing the execution of this contract.

In subsequent correspondence, the Authority will be submitting documentation in response to the grant contract conditions and requirements as contained in the attachment to your letter of March 16.

Please accept my appreciation for the approval of this grant. The support and assistance from your office in expanding the City of Boston's planning function is essential in working toward our objectives for the City.

Sincerely,

Robert T. Kenney
Director

cc: Edward Pollack
David Myers

Enclosures

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANCE GRANT
(SECTION 701 HOUSING ACT OF 1954, AS AMENDED)
PART I
NOTICE OF GRANT AWARD

Grantee : Boston Redevelopment Authority

Grant Period : April 1, 1972 through March 31, 1973

Amount of Grant: $200,000.00

Project Number : CPA MA 01 06 1025

The agency identified above is hereby awarded a Planning Grant, authorized under Section 701 of the Housing Act of 1954, as amended in the amount and for the period specified above, for the purpose of assisting the grantee in carrying out activities described in its annual work program and budget as a part of an overall program of planning and planning assistance. In accepting this grant, the grantee agrees (1) to utilize the grant in accordance with the approved work program and budget and (2) to comply with all conditions of the grant as set forth in Part II of this document.

The following documents are incorporated in and made part of this document:

1. Terms and Conditions governing grants for planning and planning assistance (Part II).

2. Approved Overall Program Design and Annual Work Program together with any duly authorized revisions or amendments (Part III).

UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

BY: Edward J. McCabe DATE: MAR 16 '72

THE GRANT AND THE TERMS AND CONDITIONS ARE HEREBY ACCEPTED

BY: _____

BY: _____ DATE: APR 7 1972

TITLE : Director

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on March 30, 1972 and duly recorded in this office:

A Resolution entitled: "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY APPROVING AND PROVIDING FOR THE EXECUTION OF A COMPREHENSIVE PLANNING ASSISTANCE GRANT CONTRACT, PROJECT NO. MASS. CPA MA 01 06 1025" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 2155.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Robert T. Kenney is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 4th day of April, 1972.

BOSTON REDEVELOPMENT AUTHORITY

LS

By _____
Secretary

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY APPROVING AND PROVIDING FOR THE EXECUTION OF A COMPREHENSIVE PLANNING ASSISTANCE GRANT CONTRACT, PROJECT NO. MASS. CPA MA 01 06 1025

WHEREAS, under Section 701 of the Housing Act of 1954, as amended, the United States of America (herein called the "Government") has tendered to the Boston Redevelopment Authority (herein called the "Planning Agency") a proposed Comprehensive Planning Assistance Grant Contract under which the Government agrees to make a Grant to the Planning Agency to aid in financing a project, designated Project No. Mass. CPA MA 01 06 1025, and

WHEREAS the Planning Agency has given due consideration to said proposed Contract; and

WHEREAS the Planning Agency is duly authorized, under and pursuant to the Constitution and laws of the State of Massachusetts, to undertake and carry out said Project and to execute such proposed Grant Contract.

BE IT RESOLVED BY the members of the Boston Redevelopment Authority as follows:

Section 1. The proposed Grant Contract, designated "Comprehensive Planning Assistance Grant Contract No. Mass. CPA MA 01 06 1025, consisting of Parts I, II, and III under and subject to the provisions, terms, and conditions of which the Government will make a Comprehensive Planning Assistance Grant under Section 701 of the Housing Act of 1954, as amended, to the Planning Agency to aid in financing the cost of a project, designated Project No. Mass. CPA MA 01 06 1025, situated in Boston, Massachusetts, is hereby in all respects approved.

Section 2. The Director is hereby authorized and directed to execute said proposed Grant Contract in three counterparts on behalf of the Planning Agency, and the Secretary is hereby authorized and directed to impress and attest the official seal of the Planning Agency on each such counterpart and to forward such counterparts to the Department of Housing and Urban Development, together with such other documents relative to the approval and execution thereof as may be required by the Government.

Section 3. The Director of this Planning Agency is hereby authorized to file requisitions, together with necessary supporting documents with the Government from time to time as Grant funds are required, requesting payments to be made to it on account of the Grant provided for in the Contract, and to do and perform all other things and acts required to be done or performed in order to obtain such payments.

Section 4. The Planning Agency agrees to abide by all of the provisions, terms and conditions of said Contract.

Section 5. This Resolution shall take effect this 30th day of March, 1972.

JOHN C. CONLEY
ATTORNEY AT LAW
SUITE 426
73 TREMONT ST., BOSTON, MASS. 02108

April 7, 1972

Mr. Robert T. Kenney
Director
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts

Dear Mr. Kenney:

I have examined the record of all proceedings, including particularly that certain resolution adopted by the Members of the Boston Redevelopment Authority (herein called the "Planning Agency") on the 30th day of March, 1972, relative to the authorization, approval, and execution of certain Grant Documents (herein called the "Contract") referred to therein and numbered Contract No. Mass. CPA MA 01-06-1025, by and between the Boston Redevelopment Authority (herein called the "Planning Agency") and the United States (herein called the "Government"). I have also examined the three counterparts of the Contract as executed on behalf of the Planning Agency.

1. It is my opinion that:

   a) said proceedings have been taken, and the Contract has been executed on behalf of the Planning Agency by its proper officials, in form, manner, and otherwise as authorized by law; and

   b) execution of each of said counterparts of the Contract by the Planning Agency has resulted in a valid, binding, and legal agreement between the aforesaid parties thereto in accordance with its terms.

2. I hereby certify that:

a) none of said proceedings and no authority for the authorization, execution, and delivery of the Contract have or has been repealed, rescinded, or revoked;

b) no litigation of any nature is now pending or threatened (in either State or Federal courts) restraining or enjoining the Planning Agency's execution of the Contract or in any manner questioning or affecting the validity thereof or of the proceedings aforesaid, and neither the corporate existence nor the legally prescribed area of operation of the Planning Agency nor the title of its present officers to their respective offices is being contested.

c) to the date hereof, no legislation has been enacted during the present session of the Legislature of the Commonwealth of Massachusetts, which is now in session, which affects the organization of the Planning Agency or its power or authority to finance, undertake, or carry out the Project contemplated by the Contract in accordance with the laws pertaining thereto in effect prior to the convening of such session of the Legislature.

Sincerely,

John C. Conley

John C. Conley

Attorney for Boston Redevelopment Authority

MEMORANDUM MARCH 30, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
(CPA MA 01 06 1025)

On January 27, 1972, the Director was authorized to proceed with submission of an application to the Department of Housing and Urban Development for a Comprehensive Planning Assistance Program grant. This application requested a grant in the amount of $200,000 with the local share in the amount of $100,470 being provided by the Boston Redevelopment Authority in staff services. The Authority has been notified by the Department of Housing and Urban Development that the grant has been approved, and I am requesting authorization to execute the contract with HUD for this project, to execute the annual grant budget, and to file requisitions for grant payment in accordance with established procedures of the Department of Housing and Urban Development.

An appropriate resolution is attached for your consideration.

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY APPROVING AND PROVIDING FOR THE EXECUTION OF A COMPREHENSIVE PLANNING ASSISTANCE GRANT CONTRACT, PROJECT NO. MASS. CPA MA 01 06 1025

WHEREAS, under Section 701 of the Housing Act of 1954, as amended, the United States of America (herein called the "Government") has tendered to the Boston Redevelopment Authority (herein called the "Planning Agency") a proposed Comprehensive Planning Assistance Grant Contract under which the Government agrees to make a Grant to the Planning Agency to aid in financing a project, designated Project No. Mass. CPA MA 01 06 1025, and

WHEREAS the Planning Agency has given due consideration to said proposed Contract; and

WHEREAS the Planning Agency is duly authorized, under and pursuant to the Constitution and laws of the State of Massachusetts, to undertake and carry out said Project and to execute such proposed Grant Contract.

BE IT RESOLVED BY the members of the Boston Redevelopment Authority as follows:

Section 1. The proposed Grant Contract, designated "Comprehensive Planning Assistance Grant Contract No. Mass. CPA MA 01 06 1025, consisting of Parts I, II, and III under and subject to the provisions, terms, and conditions of which the Government will make a Comprehensive Planning Assistance Grant under Section 701 of the Housing Act of 1954, as amended, to the Planning Agency to aid in financing the cost of a project, designated Project No. Mass. CPA MA 01 06 1025, situated in Boston, Massachusetts, is hereby in all respects approved.

Section 2. The Director is hereby authorized and directed to execute said proposed Grant Contract in three counterparts on behalf of the Planning Agency, and the Secretary is hereby authorized and directed to impress and attest the official seal of the Planning Agency on each such counterpart and to forward such counterparts to the Department of Housing and Urban Development, together with such other documents relative to the approval and execution thereef as may be required by the Government.

Section 3. The Director of this Planning Agency is hereby authorized to file requisitions, together with necessary supporting documents with the Government from time to time as Grant funds are required, requesting payments to be made to it on account of the Grant provided for in the Contract, and to do and perform all other things and acts required to be done or performed in order to obtain such payments.

Section 4. The Planning Agency agrees to abide by all of the provisions, terms and conditions of said Contract.

Section 5. This Resolution shall take effect this 30th day of March, 1972.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANCE GRANT
(SECTION 701 HOUSING ACT OF 1954, AS AMENDED)
PART I
NOTICE OF GRANT AWARD

Grantee : Boston Redevelopment Authority

Grant Period : April 1, 1972 through March 31, 1973

Amount of Grant: $200,000.00

Project Number : CPA MA 01 06 1025

The agency identified above is hereby awarded a Planning Grant, authorized under Section 701 of the Housing Act of 1954, as amended in the amount and for the period specified above, for the purpose of assisting the grantee in carrying out activities described in its annual work program and budget as a part of an overall program of planning and planning assistance. In accepting this grant, the grantee agrees (1) to utilize the grant in accordance with the approved work program and budget and (2) to comply with all conditions of the grant as set forth in Part II of this document.

The following documents are incorporated in and made part of this document:

1. Terms and Conditions governing grants for planning and planning assistance (Part II).

2. Approved Overall Program Design and Annual Work Program together with any duly authorized revisions or amendments (Part III).

UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

BY: Edward J. McCook DATE: MAR 16 '72

THE GRANT AND THE TERMS AND CONDITIONS ARE HEREBY ACCEPTED

BY: _____

BY: _____ DATE: _____

TITLE : _____

CPM 6011.3A

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
ANNUAL GRANT BUDGET

2. PROJECT NUMBER *(If Known)* Cpa Ma 01 06 1025

3. BUDGET NUMBER

4. DATES OF PREVIOUS BUDGET APPROVALS *(Complete only if this is a revised budget.)*
Budget No. 1. _____, 19___ Latest Approved Budget (No. ___), _____, 19___

1. NAME, ADDRESS AND ZIP CODE OF APPLICANT *(Include County)*
Boston Redevelopment Authority
City Hall/Room 900
1 City Hall Square
Boston, Massachusetts 02201

5. FEDERAL SHARE BASIS
2/3 (X) 3/4 ( )
Combined ( )

6. PROJECT FUNDS

	REQUESTED	APPROVED
Allocation Of Federal Grant Funds	200,000.00	200,000
Non-Federal Funds To Be Provided	100,470.00	100,470
Estimated Cost Of Project	300,470.00	300,470

7. NATURE OF REVISION
Project Period ( )
Project Cost ( ) N/A
Scope of Work ( )

8. PROJECT PERIOD

	REQUESTED	APPROVED
From	April 1, 1972	2/1/72
To	April 1, 1973	3/31/73

9. Line No.	COSTS ALLOCATION CATEGORY	Staff Salaries	Services By Other Public Agencies	Consultant Services	Overhead * Costs	Sub-Total	Project Inspection Fee	Total	Amount Approved
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
	100.0 HOUSING DEVELOPMENT PROGRAM								
1-	Core Staff	58,000.00	N/A	14,000.00					
2-	100.1 Continuing Planning Process	30,000.00	N/A	N/A					
3-	100.2 Major Housing Issues	19,000.00	N/A	15,000.00					
	100.3 Community Housing Development Program								
4-	- Housing Needs	19,000.00	N/A	N/A					
5-	- Neighborhood Environment	38,000.00	N/A	7,000.00					
6-	- Action Program	38,000.00	N/A	N/A					
		202,000.00	N/A	36,000.00	40,776.00	298,776.00	1,694	300,470.00	300,470

10. APPROVAL OF THE ABOVE AMOUNT AND FOR THE PROJECT PERIOD SHOWN IS HEREBY REQUESTED

Signature Of Authorized Officer ( ) — DIRECTOR (Title) — February 1, 1972 (Date)

11. APPROVED BY

Signature — Title — FEB 1 1972 (Date)

The budget may exceed any of the line item totals by not more than ten percent, provided such additional costs do not result in any change in total project cost.

* In addition to Employee Benefit Contributions and the usual Overhead costs, estimates in this column include $600.00 for travel expenses and $2,000.00 for

PART II

TERMS AND CONDITIONS GOVERNING GRANTS FOR
PLANNING AND PLANNING ASSISTANCE
(SECTION 701, HOUSING ACT OF 1954, AS AMENDED)

The grant is subject to the conditions listed below.

1. Definitions, as used in these conditions:

   (a) "HUD" means the Department of Housing and Urban Development or, as the context may require, the Secretary of Housing and Urban Development, or other person duly authorized to perform the functions to be performed under this Contract by HUD as that term is used in these conditions.

   (b) "Annual work program" means the annual work program, or any revisions to the work program, approved by a duly authorized official of HUD.

   (c) "Approved activities" means those activities described in the annual work program.

   (d) "Program funds" consist of all amounts, including the value of services and contributions other than cash, received by the Grantee for the approved activities, whether such amounts are derived from Federal or non-Federal sources.

2. Use of Program Funds. Program funds shall be used only for those expenditures incurred specifically for approved activities and in conformity with the latest budget approved by a duly authorized official of HUD and with these terms and conditions.

   The grantee will develop and establish, subject to approval of the Government, operating rules and procedures in areas determined by the Government to be necessary for effective and efficient administration of grant funds, including but not limited to staffing, procurement, contracting, travel, employee benefits, and accounting procedures. This grant shall be deemed subject to these rules and procedures, and the grantee shall adhere to them to the same extent as if the rules and procedures were expressly set forth in this grant document.

3. Non-Federal Share. Expenditure or contributions used as the non-Federal share shall represent at least the amount specified in the approved work program and be used directly in connection with the approved activities. No portion of the non-Federal share shall be derived from other Federal sources or consist of services, property, or funds used as the non-Federal share under other programs or grants. The Grantee shall maintain the rate of contribution of the non-Federal share so that throughout the grant period grant funds will not be used to pay for a substantially larger percentage of costs of the approved activities than the percentage of total grant funds bears to the total amount of the non-Federal share.

4. Grant Payments. This grant is for a twelve-month period and shall be made in amounts covering reasonable and proper expenditures during that period, in accordance with the approved budget. Obligations necessarily incurred but not payable during the period will, if otherwise properly attributable to approved activities, be regarded as a proper item for reimbursement subject to adjustments as may be appropriate when actual costs are recorded and audited in the subsequent period.

Grants shall be paid in monthly installments to reimburse the Grantee for eligible expenses incurred. To obtain any grant payment, the Grantee shall: (a) file its requisition for payment on the forms prescribed by HUD, accompanied by evidence satisfactory to HUD justifying request for payment and demonstrating that the amount sought is reasonable and the purposes for which reimbursement is requested are approved activities, and (b) comply with all applicable conditions of this grant.

5. Government's Obligation. Subject to the other conditions hereof, HUD will honor requisitions in amounts deemed by HUD to be proper to ensure the carrying out of the approved annual work program and payment of eligible costs. HUD may elect by notice in writing not to make a payment of grant funds for any of the reasons listed in Section 11 of this document relative to termination or suspension.

6. Establishment and Maintenance of Accounts. The Grantee shall establish for the approved activities, in conformity with such requirements as may be established by HUD to facilitate administration, separate accounts to be maintained within its existing accounting system or set up independently. Such accounts are referred to in these conditions collectively as the "program account." The grantee shall appropriately record in the program account all program funds as that term is defined in Section 1 of these conditions.

7. Documentation of Activity Costs. All Costs charged to the program account shall be supported by properly executed payrolls, time records, invoices, contracts, and vouchers evidencing in proper detail the nature and propriety of the charges. All accounting records shall readily provide a breakdown of activity costs in accordance with the line items shown on the latest approved budget. Such records, together with supporting documents, shall be kept separately from other documents and records and shall be maintained for a period of three years after receipt of the final audit clearance.

8. Audits and Inspections. The grantee will, as often as deemed necessary by the Secretary or the Comptroller General of the United States, permit the Secretary or the Comptroller General or any of their duly authorized representatives to have full access to and the

right to examine any directly pertinent books, documents, papers and records of the grantee involving transactions related to this grant for three years from the receipt of final payment under this grant. The grantee shall include in all its contracts under this grant a provision that the Secretary or the Comptroller General or any of their duly authorized representatives will have full access to and the right to examine any directly pertinent books, documents, papers and records of any such contractor involving transactions related to the contract for three years from the final payment under the contract. The term "contract" as used in this clause excludes purchase orders not exceeding $2,500.

9. Reports and Information. The grantee will, at such times and in such manner as HUD may require, furnish HUD with periodic reports and statements pertaining to the approved activities and annual work program and other related matters covered hereunder.

10. Termination or Suspension of Grant. The Government may be written notice terminate or suspend this grant in whole or in part, or withhold payment, in the event that it finds that the grantee has (a) failed to comply with Federal law or with any of these conditions, (b) failed to carry out the annual work program as approved, (c) made unauthorized or improper use of grant funds, (d) submitted any application, report, or other document which contains a misrepresentation of a material nature or is incorrect or incomplete in any material respect, or (e) if for any reason continuation of the approved annual work program is rendered improbable, unfeasible, impossible, or illegal. The grantee shall take such action relative to termination or suspension as may be required by the Government in the notice of termination or suspension. In such case termination or suspension shall not affect any otherwise valid and allowable obligations made in good faith prior to receipt of notice of termination or suspension.

11. Political Activity. No portion of program funds shall be used for any partisan political activity or to further the election or defeat of any candidate for public office. All employees of the grantee shall observe the limitations on political activities to which they may be subject under the Hatch Act (5 U.S.C. 1501 et seq., 18 U.S.C. 595).

12. Interest of Public Officials and Employees. No officer or employee of the grantee and no member of its governing body, and no other public official of the locality in which the approved annual work program or its components will be carried out who exercises any functions or responsibilities in the review or approval of the undertaking or carrying out of such program shall (a) participate in any decision relating to any contract negotiated under this grant which affects his personal interest or the interest of any corporation, partnership, or association in which he is, directly or indirectly, interested, or (b) have any financial interest, direct or indirect, in such contract or in the work to be performed under such contract.

13. Interest of Certain Federal Officials. No member of or delegate to the Congress of the United States of America, and no resident Commissioner, shall be admitted to any share or part hereof or to any benefit arising herefrom.

14. Bonus or Commission. The grantee shall not pay any bonus or commission for the purpose of obtaining approval of the application for the Federal financial assistance provided for herein, or any other approval by the Government which may be necessary in connection with carrying out the approved program.

15. Equal Employment Opportunity. (a) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The contractor shall take affirmative action to ensure that applicants are employed and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotions, or transfers, recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; selection for training including apprenticeship; and participation in recreational and educational activities. The contractor agrees to post in conspicuous places available to employees and applicants for employment notices to be provided setting forth the provisions of this non-discrimination clause. The contractor will in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin. The contractor will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this contract so that such provisions will be binding upon each subcontractor provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials. (b) The contractor shall keep such records and submit such reports concerning the racial and ethnic origin of applicants for employment and employees as the Secretary may require. (c) The contractor agrees to comply with such rules, regulations or guidelines as the Secretary may issue to implement these requirements.

16. Compliance with Title VI of the Civil Rights Act of 1964. The grantee shall comply with Title VI of the Civil Rights Act of 1964 (78 Stat. 214), and with the regulations and requirements of HUD issued pursuant thereto (24 CFP Subtitle A, Part I, Section 1.1 et. Seq.), and with the assurance by the grantee pursuant thereto.

17. Publication, Reproduction, and Use of Material. All published material such as reports, maps and other documents prepared in connection with the approved activities, except that prepared for internal use of the grantee, shall contain an appropriate notice of the grant provided by HUD.

No material prepared in connection with the approved activities shall be subject to copyright in the United States or in any other country. HUD shall have unrestricted authority to publish, disclose, distribute, and otherwise use, in whole or in part, any reports, data, or other materials prepared with program funds.

18. Waivers or Revisions. To be valid, a waiver of any condition to this grant, or any revision to the approved annual work program and budget must be in writing from a duly authorized official of HUD.

19. Safeguarding Operations and Funds. The grantee will safeguard all funds becoming available to it for approved activities under this grant including funds becoming available to it for deposit, or deposited, in the program account by insurance or fidelity bonds or by taking such other action as may be approved by HUD. Such insurance or fidelity bonds, if required, shall be of such types, in such amounts, and with such coverage and other wise as shall be satisfactory to HUD and proper and adequate for the purposes of this grant.

20. Adjustments and Amounts of the Grant. HUD reserves the right to review, on or about 9-19-72 the progress made by the grantee in carrying out the approved annual work program and, on the basis of this review, to re-negotiate with the grantee and decrease or increase subject to the availability of funds accordingly the amount of the grant provided hereunder.

21. The Agency shall maintain a continuous record of its accomplishments as it proceeds with its work program and shall submit a Progress Report to HUD on or about September 19, 1972. This Progress Report shall be in a format to correspond with the Program Subcategories of the annual work program and shall include an assessment of the status and impact of the work activities of the annual grant. The Progress Report shall be incorporated in the Annual Program Completion Report and the Agency's next draft application.

22. No funds shall be released for this project until the BRA submits documentary evidence of its past efforts to fulfill contractual obligations under previous planning grant agreements containing the Equal Employment Opportunity clause. This obligation not only includes nondiscrimination against employees, or applicants for employment, because of race, color, religion, or sex, but also includes affirmative action to ensure equal opportunity in its employment practices. (See CPM Handbook 6041.1, Paragraph 4-11). Such affirmative action efforts will include efforts to remedy any past discrimination practices.

23. Prior to or with its first requisition for payment the Agency shall submit a revised Category 100.00, Core Staff, of the Overall Program Design which includes the following: (a) a description of the specific objectives of the category, (b) a description of the major work activities, and (c) an identification of those work activities which will serve to support and strengthen the program-planning function of the Mayor's office and the manner in which it will be accomplished. No requisition for payment of costs incurred relating to this category shall be approved until the above revision has been submitted and formally approved by HUD.

Revised: May 10, 1971

*U.S. GOVERNMENT PRINTING OFFICE: 1971-455-332 1078

24. Prior to or with its first requisition for payment, the Agency shall submit the following: (a) a Resolution of the Authority which authorizes the appropriate person to file and sign the Comprehensive Planning Annual Grant Budget, and Requisitions for grant payment, and (b) a brief statement which describes how the applicant will coordinate its work with related work being performed by other agencies, including local, regional and state agencies.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AREA OFFICE
BULFINCH BUILDING, 15 NEW CHARDON STREET
BOSTON, MASSACHUSETTS 02114

AREA OFFICES
Boston, Massachusetts
Hartford, Connecticut
Manchester, New Hampshire

REGION I
REGIONAL OFFICE
BOSTON, MASSACHUSETTS

March 16, 1972

701

IN REPLY REFER TO:

Mr. Robert T. Kenney
Director
Boston Redevelopment Authority
One City Hall Square - Room 900
Boston, Massachusetts 02201

Dear Mr. Kenney:

Subject: Project Number: CPA MA 01 06 1025
Federal Grant : $100,000.00
Grantee : Boston Redevelopment Authority
Project Period: April 1, 1972 to March 31, 1973

I am pleased to confirm our recent telegraphic announcement that the amount indicated above has been allocated to aid in financing the subject project in accordance with the provisions of Section 701 of the Housing Act of 1954, as amended.

We are enclosing proposed grant documents stating the terms and conditions under which the allocated funds will be made available to you. Instructions for the execution of these documents are enclosed.

In order to comply with all applicable Federal, State, and local laws and HUD regulations, you may be required to fulfill certain conditions. If there are any such conditions, they are transmitted to you as an attachment to this letter and as part of the attached contract documents.

Our approval of the enclosed Comprehensive Planning Project budget constitutes a prior approval of your incurring costs in conformity with such budget from the date of the budget, which is the offical starting date of the grant period and of the initial requisition period. This date also appears on the face of the Notice of Grant Award. Costs thus incurred before the execution of the contract may be considered as eligible project costs provided they are incurred in conformity with the provisions of such contract.

We are glad to be able to cooperate with you in carrying out this planning project.

Sincerely,

[signature]
[illegible] Richardson, Jr.
Director

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANCE GRANT
(SECTION 701 HOUSING ACT OF 1954, AS AMENDED)
PART I
NOTICE OF GRANT AWARD

Grantee : Boston Redevelopment Authority

Grant Period : April 1, 1972 through March 31, 1973

Project Number : CPA MA 01 06 1025(A)

Amount of Grant: $150,000.00

Previous Grant : $200,000.00

Total Grant : $350,000.00

The agency identified above is hereby awarded an amended Planning Grant authorized under Section 701 of the Housing Act of 1954, as amended in the amount and for the period specified above, for the purpose of assisting the grantee in carrying out activities described in its annual work program and budget as a part of an overall program of planning and planning assistance. In accepting this grant, the grantee agrees (1) to utilize the grant in accordance with the approved work program and budget and (2) to comply with all conditions to this grant as set forth in the Notice of Grant Award dated March 16, 1972 and the documents incorporated therein, together with any duly authorized revisions or amendments.

UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

BY: Edward T. McCabe DATE: JUL 19 1972

THE GRANT AND THE TERMS AND CONDITIONS ARE HEREBY ACCEPTED

BY: Boston Redevelopment Authority

BY: Robert L. Kane DATE: August 22, 1972

TITLE: Director

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANT PROGRAM
ANNUAL GRANT BUDGET

2. PROJECT NUMBER (If Known) CPA MA 01 06 1025(A)

3. BUDGET NUMBER 2

4. DATES OF PREVIOUS BUDGET APPROVALS (Complete only if this is a revised budget)
Budget No. 1 MARCH 16, 1972 Latest Approved Budget (No.---), ----------, 19---

1. NAME, ADDRESS AND ZIP CODE OF APPLICANT (Include County)

5. FEDERAL SHARE BASIS

6. PROJECT FUNDS

	REQUESTED	APPROVED
Allocation Of Federal Grant Funds	350,000.	350,000.
Non-Federal Funds To Be Provided	175,790.	175,790.
Estimated Cost Of Project	525,790.	525,790.

7. NATURE OF REVISION
Project Period ( )
Project Cost ( )
Scope of Work ( )

8. PROJECT PERIOD

	REQUESTED	APPROVED
From	4-1-72	4-1-72
To	4-1-73	3-31-73

9. Line No.	COSTS ALLOCATION CATEGORY	Staff Salaries	Services By Other Public Agencies	Consultant Services	Overhead* Costs	Sub-Total	Project Inspection Fee	Total	Amount Approved
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
	ENVIRONMENTAL IMPROVEMENTS PLANNING								
10-	400.1 Communication of Information in the Urban Environment	$15,000.00	N/A	$25,000.00					
	500.0 HISTORIC PRESERVATION PLANNING								
11-	500.1 Third Year Preservation Planning Program	25,000.00	N/A	14,000.00					
	TOTAL	$329,000.00	N/A	$90,000.00	$103,976.00	$522,976.00	$2,814.00	$525,790.00	

10. APPROVAL OF THE ABOVE AMOUNT AND FOR THE PROJECT PERIOD SHOWN IS HEREBY REQUESTED

Signature of Authorized Official — Director (Title) — July 28,1972 (Date)

11. APPROVED BY

Signature — STEPHEN SMITH (Title) — JUL 19 1972 (Date)

The applicant may exceed any of the line item totals by not more than ten percent, provided such additional costs do not result in any change in total project cost.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANT PROGRAM
ANNUAL GRANT BUDGET

2. PROJECT NUMBER (If Known) CPA MA 01 01 1025 (A)

3. BUDGET NUMBER 2

4. DATES OF PREVIOUS BUDGET APPROVALS (Complete only if this is a revised budget)
Budget No. 1 MARCH 16, 1972 Latest Approved Budget (No. ---), ----------, 19---

1. NAME, ADDRESS AND ZIP CODE OF APPLICANT (Include County)
Boston Redevelopment Authority
City Hall/Room 900
1 City Hall Square Boston, Mass. 02201

5. FEDERAL SHARE BASIS
2/3 (X) 3/4 ( )
Combined ( )

6. PROJECT FUNDS

	REQUESTED	APPROVED
Allocation Of Federal Grant Funds	$350,000.00	350,000.
Non-Federal Funds To Be Provided	$175,790.00	175,790.
Estimated Cost Of Project	$525,790.00	525,790.

7. NATURE OF REVISION
Project Period ( )
Project Cost (✓)
Scope of Work (✓)

8. PROJECT PERIOD

	REQUESTED	APPROVED
From	April 1, 1972	4-1-72
To	April 1, 1973	3-31-73

9. Line No.	COSTS ALLOCATION CATEGORY	Staff Salaries	Services By Other Public Agencies	Consultant Services	Overhead* Costs	Sub-Total	Project Inspection Fee	Total	Amount Approved
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
	100.0 HOUSING DEVELOPMENT PROGRAM								
1-	Core Staff	$58,000.00	N/A	$14,000.00					
2-	100.1 Continuing Planning Process	30,000.00	N/A	N/A					
3-	100.2 Major Housing Issues 100.3 Community Housing Development Program	19,000.00	N/A	15,000.00					
4-	Housing Needs	19,000.00	N/A	N/A					
5-	Neighborhood Environment	38,000.00	N/A	7,000.00					
6-	Action Program	38,000.00	N/A	N/A					

10. APPROVAL OF THE ABOVE AMOUNT AND FOR THE PROJECT PERIOD SHOWN IS HEREBY REQUESTED

Signature of Authorized Officer — Title — Date

11. APPROVED BY

Signature — Title — Date

The applicant may exceed any of the line item totals by not more than ten percent, provided such additional costs do not result in any change in total project cost.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANT PROGRAM
ANNUAL GRANT BUDGET

2. PROJECT NUMBER (If Known) CPA IND 01 06 1025 (A)

3. BUDGET NUMBER 2

4. DATES OF PREVIOUS BUDGET APPROVALS (Complete only if this is a revised budget)
Budget No. 1 MARCH 16, 1972 Latest Approved Budget (No.---), ----------, 19---

1. NAME, ADDRESS AND ZIP CODE OF APPLICANT (Include County)

5. FEDERAL SHARE BASIS

6. PROJECT FUNDS

	REQUESTED	APPROVED
Allocation Of Federal Grant Funds	350,000.	350,000.
Non-Federal Funds To Be Provided	175,790.	175,790
Estimated Cost Of Project	525,790.	525,790

7. NATURE OF REVISION
Project Period ( )
Project Cost ( )
Scope of Work ( )

8. PROJECT PERIOD

	REQUESTED	APPROVED
From	4-1-72	4-1-72
To	4-1-75	3-31-73

9. Line No.	COSTS ALLOCATION CATEGORY	Staff Salaries	Services By Other Public Agencies	Consultant Services	Overhead* Costs	Sub-Total	Project Inspection Fee	Total	Amount Approved
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
	200.0 PROGRAM DEVELOPMENT, MANAGEMENT, and BUDGETING								
7-	200.1 Development and Analysis of Bicentennial Programs	$ 33,000.00	N/A	$10,000.00					
	300.0 COMMUNITY FACILITIES PLANNING and PROGRAMMING								
8-	300.1 Olmsted Park Planning	38,000.00	N/A						
9-	300.2 Historic Park Planning	16,000.00	N/A	5,000.00					
	400.0 COMMUNITY APPEARANCE &								

10. APPROVAL OF THE ABOVE AMOUNT AND FOR THE PROJECT PERIOD SHOWN IS HEREBY REQUESTED

Signature of Authorized Official — Title — Date

11. APPROVED BY

Signature — Title — Date

The applicant may exceed any of the line item totals by not more than ten percent, provided such additional costs do not result in any change in total project cost.

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

Mr. M. Daniel Richardson, Jr.
Area Director
Department of Housing and Urban Development
Bulfinch Building
15 New Chardon Street
Boston, Massachusetts 02114

Dear Mr. Richardson:

Re: Project No. CPA MA 01-06-1025

In response to your letter of March 16, 1972, I am submitting with this letter further response to Grant Contract Conditions & Requirements. As my response to some of the points was included in a letter to you dated May 11, 1972, this letter concerns itself only with Grant Conditions A.2., A.3., and Requirements B.6., B.7., and B.8.

Should your office have any further questions concerning these comments, my staff will be happy to be of assistance.

Sincerely,

Robert T. Kenney
Director

A.2. Affirmative Action to Comply With Equal Employment Opportunity Clause

An Affirmative Action Program has been adopted by the Board of the Boston Redevelopment Authority and was transmitted previously to HUD. At the present time the details of the Affirmative Action Program are being formulated, supporting documentation is being prepared, and this further information will be submitted to HUD under separate cover in the very near future.

A.3. Revision of Section 100.00 Core Staff

The Core Staff will be responsible for coordinating work elements of the 701 funded housing study with other BRA and city activities and providing general and administrative services to the program efforts.

The director will evaluate the work in progress and provide the project staff with direction and feedback to assure the goals of the program are met in the most efficient and useful manner.

In addition, the core staff will be responsible for:

1. General management of the HUD grant including meeting all the requirements enumerated in CPH Handbooks 1 and 2, and the terms and conditions in the grant documents included with your letter of March 16, 1972.

2. Specifically, this staff will be responsible for:
   a) the preparation of material for a progress report to be submitted to HUD on or about September 19, 1972;
   b) the Annual Program Completion Report; and
   c) the application for further funding under the 701 Program starting April 1, 1973

3) The director and staff will serve as liaison to the Mayor, the Mayor's Cabinet, and the Mayor's technical staff. In this capacity a direct channel will be provided for the information and programs ideas developed in the 701 funded projects into decision making process of the Mayor's Office. Feedback from the Mayor's Office will also be channeled through Core Staff to assure information is being developed and presented in the most useful form.

B.6. Overall Program Design

In response to Contract Condition #6, it should be pointed out that the overall program design for all major planning and management activities which are undertaken by the Boston Redevelopment Authority includes many diverse types and levels of planning. The obvious reason for this is that the Boston Redevelopment Authority is both the City's planning board and the City's Redevelopment Authority. In this respect, a range of planning activities are undertaken which are considerably broader than the normal range of activities which would be undertaken in an agency which only represents a municipality's planning board.

For this reason we have not attempted to fit the diverse activities of this agency into HUD's formal Overall Program Design format. Instead we have prepared a statement showing the various levels and types of planning. In the following descriptions an attempt is made to identify these various levels of planning and to explain their relationship to each other and, in particular, to the 701 funded effort.

1. New General Plan for the City of Boston

The major focus of BRA planning efforts at all levels is the development of a new Master Plan for the future of the City. The Mayor and the Director of the BRA have decided that it is time for the city to make this major planning effort because:

(a) The plan objectives as well as the achievements of the 1965/1975 General Plan, now nearly 10 years old, need to be re-evaluated.

(b) Recent changes in the City's population and economic characteristics and changing needs for physical, social and economic improvement indicate that a new planning effort is needed at this time.

(c) The changing nature of federal funding sources (i.e., urban renewal funds diminishing, and Community Development Program legislation and funding emerging) implies that a new planning effort is needed.

(d) The transition of federally financed urban development to privately financed development requires a new planning effort in order to maximize private sector participation at the scale needed, and to identify municipal improvements needed to support this private sector participation.

(e) Expanded levels of capital improvements spending by the City requires a complementary planning effort.

In addition, Master Planning effort will serve as a coordinating element for the diverse planning functions not only of the BRA but of the City government as a whole.

B.6. (continued)

The various elements that will make up the plan appear in a provisional outline attached as Appendix A to this letter. Sections of the plan will be made available to the citizens of the City as they are produced to assure an opportunity for public involvement in the development of the plan.

2. Capital Improvements Program

As a complimentary effort to the development of a new master plan for the future growth of the City, the BRA in conjunction with the Public Facilities Department has started work on a new Capital Improvements Plan. This plan, designed to be updated regularly, will provide an ongoing mechanism for planning and coordinating the City's capital expenditures.

The programming of capital expenditure will be designed to encourage the physical and social development of the City in accordance with the policies of the new Master Plan.

3. On-Going Planning Process

To provide the information and material both for the development of the new Master Plan and for the daily decisions of the on-going planning process, the Boston Redevelopment Authority's major planning effort over the next several years will consist of several major interrelated elements as follows:

(a) Comprehensive planning. Longer range policy level research and planning effort dealing with:

- Fiscal and economic projections and plans.
- Projection of population and income levels.
- Community Housing Development Program - projections, policy and implementable plans.

(b) City-wide planning. Planning of elements that substantially effect more than one area of the City, such as:

- Industrial location.
- Transportation.
- Recreation and open space.
- Historic preservation and conservation.

(c) District Planning a mechanism for:

- Involvement of community members in the on-going planning of their area.
- Translating City policy into local community action programs.

B.G. (continued)

- Feedback of community concerns into the city-wide policy and decision making process.

- Preparation of statistical, community, historical and design information for the use of the community and for the comprehensive and area-wide planning efforts.

(d) Project Planning. The detailed organization and planning of projects to be implemented as a result of the other planning efforts. Often project planning takes the form of providing technical assistance to community groups in developing and implementing a project to improve their particular neighborhood.

4. Coordination of 701 Planning Effort with the CRP

Comprehensive planning is primarily based on the CRP and the 701 Housing Study. The objectives of the CRP program is the analysis and projection of the recent evolution, prospects and potential of the Boston population and economy, as a guide to land use policy, development strategy and program formulation.

The CRP study effort is being carefully coordinated with the 701 housing study to provide compatible information, and avoid duplication of effort.

Coordination of these two HUD funded programs is most critical in the area of housing, because both study efforts deal with this problem.

The CRP will direct its analysis of the housing situation toward two primary areas:

(1) The history, present status, and projected future of Boston's housing stock, and

(2) The impact of the Urban Renewal Programs of the 1950's and 1960's on housing supply, conditions, and values.

The 701 Funded Community Housing Development Program will use the CRP information on housing stock, population, and economic development as a starting point for the development of a comprehensive housing program for the city and its districts.

5. Coordination of 701 Planning Effort with On-Going Planning Programs

The city-wide and district planning programs are on-going efforts. For that reason many of their concerns and studies can be found in the recently prepared 1972 Workable Program (Appendix B) which has been presented to City Council and will be soon submitted to HUD.

B.6. (continued)

Of these two programs, the district planning program will have the greatest input into the 701 housing study (work elements in the 100 series of the Overall Program Design). Because of the individual nature and strong cohesiveness that is a tradition among Boston's neighborhoods, information on local conditions, desires, and attitudes is a crucial element in the development of an implementable housing program. This information will be provided by the District Planners working with representative members of their communities.

In return, the 701 funded housing study will provide the district planning effort with information on the size and condition of the housing stock, needs and resources fo the district population, and eligibility for local, state and federal housing assistance programs.

The City-wide planning efforts are more directly related to tasks included in the amendatory work program (work elements coded 200 through 500). These include plans for City-wide improvements as part of the celebration of the nation's bicentennial anniversary, the restoration of park land and open space, and the preservation of historic buildings and areas.

6. Coordination of Planning with the Mayor's Office

The Boston Redevelopment Authority coordinates its planning activities with the Mayor's Office on a number of different levels. At the highest level, the Mayor's Cabinet serves as a committee of department heads and city commissioners who review major policy questions in direct consultation with the Mayor of Boston. In relation to HUD-funded projects, the Mayor's committee which was established for the purpose of advising him on the annual arrangements with HUD serves as an advisory committee. At a staff level, staff of the Boston Redevelopment Aurhotity work directly with policy staff in the Mayor's Office in specific functional areas. In our opinion, these existing channels of communication which operate at various levels for various purposes serves adequately in enabling the Authority to coordinate its planning activities with the Mayor's Office.

B.7.(a) Revision of Section 100.2 Major Housing Issues

Objectives:

In formulating housing programs during the first year work program, special technical studies on specific housing issues will be carried out. The basic objective of undertaking these studies is to provide necessary information on critical housing issues which relate to the formulation of a housing development program. (Unchanged)

Work Elements:

The following special studies are to be carried out:

1. Subsidized Housing Projects in the City. A number of subsidized housing projects, both in the Boston area and across the nation are experiencing difficulties in the areas of finance management, maintenance, social problems, etc. This effort will seek to discover which housing projects are currently or potentially in trouble, and to determine the reasons. The results of this effort will aid the Mayor's Office and the B.R.A. in determining future city policies regarding existing and proposed subsidized housing projects. This will be carried out and funded jointly by the B.R.A. under the 701 Program and the Boston Urban Observatory.

2. Impact of Existing City Policies and Activities on the Existing Housing Stock. Boston has a variety of mechanisms and policies that deal with the existing housing in the city. These include, among others, rent control, housing inspection, a newly formed housing court, and procedures concerning tax foreclosure and real property disposition. An analysis will be made of the effectiveness of these tools and policies. The situation in Boston will be compared with experiences in other cities. This information will be useful in developing policies and strategies to deal with the problems of the existing housing stock and to assure its most efficient utilization.

3. Housing Development Corporations. A number of Housing Development Corporations have been established throughout the country, both to participate in the development of new housing and to stimulate the maintenance and rehabilitation of existing units. The functions, financing, powers, philosophy, effectiveness, and problems of such corporations will be evaluated by B.R.A. staff. Recommendations will be developed on the potential for the use of this tool in the Boston environment for the promotion of housing development and rehabilitation. If the results of this study prove favorable, recommended legislation at the city and/or state level may be drafted in conjunction with the Mayor's Office.

B.7. (continued)

4. Computer Model for Testing the Economic Feasibility of Housing Projects. A large number of variables are involved in determining the economic feasibility of a particular housing project (e.g., land costs, construction costs, mortgage amount, financing rates, real estate taxes, etc.). These same variables are essential in determining reasonable rents and what can be done by the city to reduce rents to make a project suitable for a particular income group. In order to perform this type of analysis with speed and precision a computer model will be developed. This model will be used to test feasibility of particular projects and to evaluate the impact of housing policy alternatives for the city. The model will be programmed so it can be used by staff not trained in the use of computers.

5. Impact of Expanding Institutions. As a major center for institutions, Boston is faced with a continually increasing housing demand generated by these institutions which aggravates the city's housing problem. Guidelines are needed to direct the city's policies toward alleviating the conflict between the housing needs generated by institutions and the housing needs of Boston's citizens.

End products. The results of these special studies will provide information and program recommendations on critical housing issues within the city. The results will be used as inputs formulating the overall community housing development program. (Unchanged)

B.7.(b) Revision of Section 100.3.2 Neighborhood Environment

To be able to formulate community housing programs that are related to other social and physical concerns within the community, the first year activities will include analysis and evaluations of the environmental qualities of the districts and neighborhoods of the city. The specific objectives of these analyses and evaluations are: a) to identify the salient features that determine the character and quality of Boston's neighborhoods; b) to set forth policies and guidelines for the protection and enhancement of positive features, and the amelioration of negative characterisitcs of neighborhoods; and c) to identify the ways in which those stated policies and guidelines can be implemented.

The following studies will be carried out:

1. Elements of Boston's Urban Form - Principles for Urban Design. This study will identify the major determining elements of the city's physical form - including topographic features, transportation routes, open space areas, and building types. The various districts and neighborhoods of the city will be defined in terms of appearance and activity. Current plans and programs (such as capital improvement programs, major development projects, rehabilitation programs and public maintenance procedures) will also be examined for affect on city and neighborhood form.

   Included in this study will be a definition of goals and objectives for urban design efforts in Boston. Fundamental urban design principles will be established which have city-wide applicability. These principles will be interpreted as general guidelines for major new development, preservation of natural areas and significant urban settings, and improving neighborhood environments.

2. The Pattern and Image of Neighborhoods. For each neighborhood, those features or physical elements which determine the structure, pattern and character of the neighborhood will be analyzed. Consideration will be given to focal points, land marks and vistas, to patterns of activity and movement, major landscape areas, areas of district architectural character, and to the texture and grain of urban development.

3. The Quality of Neighborhood Environments. In this study, the strengths and weaknesses of neighborhoods will be evaluated. Attention will be given to public and private maintenance, the presence of open space and natural areas, the visual interest of street facades, clarity of the image of the neighborhood, points of conflict and intrusions of incompatible physical forms. Areas for preservation and areas requiring new design elements to strengthen or clarify neighborhood structure will be identified.

4. Urban Design Guidelines for Specific Neighborhoods. General policies and guidelines for the city will be applied to Boston's existing neighborhoods. Specific guidelines will be formulated for each type of neighborhood relating to the protection of unique assets of the neighborhoods appropriate open space and landscape character, the grain and texture of new development, and the treatment of streets and roadways. Guidelines for some neighborhoods -- particularly those having a strong physical identity -- may be more precise than for others.

5. Design and Evaluation of Tools for the Implementation of Urban Design Guidelines. Investigation will be made of the ways in which urban form and neighborhood character can be and are affected by such tools as zoning, project review, legislative control and regulations, design standards for public buildings and open space, and capital improvement programs. Recommendations will be made as to how those tools can be altered so as to be more effective in bringing about conformance with urban design guidelines for the city and her neighborhoods.

B.8. B.R.A. Retirement Policies

See Booklet Enclosed

Boston Redevelopment Authority

Robert L. Farrell/Chairman

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

August 23, 1972

Mr. M. Daniel Richardson, Area Director
Department of Housing and Urban Development
Bulfinch Building
15 Chardon Street
Boston, Massachusetts 02114

Dear Mr. Richardson:

Re: Project Number: CPA MA 01 06 1025 (A)
Federal Grant: $150,000

There are enclosed the following documents relating to the above-mentioned contract:

1) Two executed copies of Part I Notice of Grant Award,

2) An executed copy of the Annual Grant Budget, Comprehensive Planning Assistant Grogram,. No. CPA MA 01 06 1025 (A).

Thank you for your continued assistance.

Yours very truly,

Robert T. Kenney
Director

Enclosures

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AREA OFFICE
BULFINCH BUILDING, 15 NEW CHARDON STREET
BOSTON, MASSACHUSETTS 02114

AREA OFFICES
Boston, Massachusetts
Hartford, Connecticut
Manchester, New Hampshire

REGION I
REGIONAL OFFICE
BOSTON, MASSACHUSETTS

March 16, 1972

IN REPLY REFER TO:

Mr. Robert T. Kenney
Director
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts

Dear Mr. Kenney:

Subject: Project Number: CPA MA 01 06 1025
Federal Grant : $200,000.00
Grantee : Boston Redevelopment Authority
Project Period: April 1, 1972 to March 31, 1973

I am pleased to confirm our recent telegraphic announcement that the amount indicated above has been allocated to aid in financing the subject project in accordance with the provisions of Section 701 of the Housing Act of 1954, as amended.

We are enclosing proposed grant documents stating the terms and conditions under which the allocated funds will be made available to you. Instructions for the execution of these documents are enclosed.

In order to comply with all applicable Federal, State, and local laws and HUD regulations, you may be required to fulfill certain conditions. If there are any such conditions, they are trahsmitted to you as an attachment to this letter and as part of the attached contract documents.

Our approval of the enclosed Comprehensive Planning Project budget constitutes a prior approval of your incurring costs in conformity with such budget from the date of the budget, which is the offical starting date of the grant period and of the initial requisition period. This date also appears on the face of the Notice of Grant Award. Costs thus incurred before the execution of the contract may be considered as eligible project costs provided they are incurred in conformity with the provisions of such contract.

We are glad to be able to cooperate with you in carrying out this planning project.

Sincerely,

W. Tucker Richardson, Jr.
Director

Attachment
CPA MA 01 06 1025

A. Grant Contract Conditions:

1. The Agency shall maintain a continuous record of its accomplishments as it proceeds with its work program and shall submit a Progress Report to HUD on or about September 19, 1972. This Progress Report shall be in a format to correspond with the Program Subcategories of the annual work program and shall include an assessment of the of the status and impact of the work activities of the annual grant. The Progress Report shall be incorporated in the Annual Program Completion Report and the Agency's next draft application.

2. No funds shall be released for this project until the BRA submits documentary evidence of its past efforts to fulfill contractual obligations under previous planning grant agreements containing the Equal Opportunity clause. This obligation not only includes nondiscrimination against employees, or applicants for employment, because of race, color, religion, or sex, but also includes affirmative action to ensure equal opportunity in its employment practices. (See CPM Handbook 6051.1, Paragraph 4-11). Such affirmative action efforts will include efforts to remedy any past discrimination practices.

3. Prior to or with its first requisition for payment the Agency shall submit a revised Category 100.00, Core Staff, of the Overall Program Design which includes the following: (a) a description of the specific objectives of the category, (b)a description of the major work activities, and(c) an identification of those work activities which will serve to support and strenghthen the program-planning function of the Mayor's office and the manner in which it will be accomplished. No requisition for payment of costs incurred relating to this category shall be approved until the revision has been submitted and formally approved by HUD.

4. Prior to or with its first requisition for payment, the Agency shall submit the following: (a) a Resolution of the Authority which authorizes the appropriate person to file and sign the Comprehensive Planning Annual Grant Budget, and Requisitions for grant payment, and (b) a brief statement which describes how the applicant will coordinate its work with related work being performed by other agencies, including local, regional and state agencies.

B. Requirements:

1. A review of the project shall be conducted on or about September 19, 1972. (See Item 20 of Part II).

2. Unless otherwise notified, the target date for the submission of the Agency's next draft application shall be January 1, 1973. This draft application shall serve as the basis for negotiating the 701 grant to be derived from our FY 1973, 701 appropriation.

3. With the Progress Report the Agency shall include a Responsive Planning Statement which addresses the criteria set forth in paragraph 4-15 of Handbook I, Comprehensive Planning Assistance, Requirements and Guidelines for a Grant, September 1971, CPM 6041.1A, and which indicates their relationship to the objectives identified in the Overall Program Design.

4. The Progress Report shall include a section which identifies and describes those work activities in the Overall Program Design which will contribute to correcting the effects of past discrimination and the manner in which they will do so, and how those work activities which relate to the provision of opportunities, services and facilities will benefit residents of the planning area on a nondiscriminatory basis.

5. With the execution of the contract for the Comprehensive Planning Assistance Grant the Agency must submit a statement which describes how consultants are proposed to be used in terms of specific work activities and whether they are inhouse or third parties.

6. By June 30,1972 the Agency must submit a complete Overall Program Design which includes all major planning and management objectives to be undertaken by the applicant, not merely those assisted by HUD. Specific reference must be made to the relationship of the 701 program with the CRP development of a housing plan, and the establishment of the Mayor's advisory committee for HUD- funded projects. (See CPM Handbook I, Paragraph 3-7).

7. By June 30, 1972 the Agency must submit a full description of the following subcategories to include all work activities to be carried out: (a) 100.2, and (b) 100.3.2. Prior to the above date only those work activities identified in the OPD shall be eligible costs items. Subsequent work activities shall require HUD approval.

8. By June 30, 1972 the Agency must submit a copy of the Agency's retirement policy which effects those employees to be supported with funds from this project.

Reference
Comprehensive Planning Assistance Program for the City of Boston.

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